

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/30 RICH STREET NOBLE PARK VIC 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$529,000

&

\$569,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

Suburb

Noble Park

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2/25 BRIGGS CRESCENT NOBLE PARK VIC 3174	\$540,000	14-Dec-22
2/26 NOBLE STREET NOBLE PARK VIC 3174	\$570,000	12-Nov-22
1/28 LARBERT ROAD NOBLE PARK VIC 3174	\$550,000	23-Jan-23

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 20 April 2023


2/25 BRIGGS CRESCENT NOBLE PARK VIC 3174
 2
  2
  1

Sold Price

\$540,000

Sold Date

14-Dec-22

Distance

0.89km

2/26 NOBLE STREET NOBLE PARK VIC 3174
 2
  2
  1

Sold Price

\$570,000

Sold Date

12-Nov-22

Distance

0.62km

1/28 LARBERT ROAD NOBLE PARK VIC 3174
 2
  1
  2

Sold Price

\$550,000

Sold Date

23-Jan-23

Distance

1.86km

RS = Recent sale

UN = Undisclosed Sale

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