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	3/1 VINCENT CRESCENT 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	$255,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	Property type	Unit	Suburb	Noble Park
Period-from	01 Jun 2022	to	31 May 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
7/1 EDNEY COURT NOBLE PARK VIC 3174	$235,000	05-Apr-23
11/137 CORRIGAN ROAD NOBLE PARK VIC 3174	$225,000	23-Jan-23
13/10 LARBERT ROAD NOBLE PARK VIC 3174	$219,999	12-Apr-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 June 2023

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7/1 EDNEY COURT NOBLE PARK VIC 3174

1 1 1

Sold Price **$235,000** Sold Date **05-Apr-23**

Distance **0.53km**



11/137 CORRIGAN ROAD NOBLE PARK VIC 3174

1 1 1

Sold Price **$225,000** Sold Date **23-Jan-23**

Distance **1.13km**



13/10 LARBERT ROAD NOBLE PARK VIC 3174

1 1 1

Sold Price **$219,999** Sold Date **12-Apr-23**

Distance **0.43km**

RS = Recent sale **UN** = Undisclosed Sale

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