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	6/1 SOMERS 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	$298,000	&	$328,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	Property type	Unit	Suburb	Noble Park
Period-from	01 Nov 2023	to	31 Oct 2024	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
8/28 KELVINSIDE ROAD NOBLE PARK VIC 3174	$300,000	19-Sep-24
207/51 BUCKLEY STREET NOBLE PARK VIC 3174	$322,000	03-Jun-24
22/473 PRINCES HIGHWAY NOBLE PARK VIC 3174	$300,000	21-May-24

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: 11 November 2024

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8/28 KELVINSIDE ROAD NOBLE PARK VIC 3174

2 1 -

Sold Price **$300,000** Sold Date **19-Sep-24**

Distance **1.19km**



207/51 BUCKLEY STREET NOBLE PARK VIC 3174

2 1 -

Sold Price **$322,000** Sold Date **03-Jun-24**

Distance **1.28km**



22/473 PRINCES HIGHWAY NOBLE PARK VIC 3174

2 1 -

Sold Price **$300,000** Sold Date **21-May-24**

Distance **1.43km**

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

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