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	3/3-5 ALLAN 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	$400,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$542,000	Property type	Unit	Suburb	Noble Park
Period-from	01 May 2023	to	30 Apr 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.

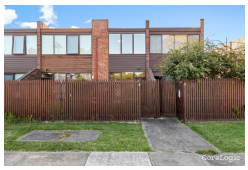
Address of comparable property	Price	Date of sale
3/110-115 LIGHTWOOD ROAD NOBLE PARK VIC 3174	$427,500	21-Feb-24
3/17 JENKINS STREET NOBLE PARK VIC 3174	$422,000	20-Dec-23
4/262 CORRIGAN ROAD NOBLE PARK VIC 3174	$435,000	18-Jan-24

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: 14 May 2024

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3/110-115 LIGHTWOOD ROAD NOBLE PARK VIC 3174

2 1 1

Sold Price **$427,500** Sold Date **21-Feb-24**

Distance **1.14km**



3/17 JENKINS STREET NOBLE PARK VIC 3174

2 1 -

Sold Price **$422,000** Sold Date **20-Dec-23**

Distance **1.23km**



4/262 CORRIGAN ROAD NOBLE PARK VIC 3174

2 1 1

Sold Price **$435,000** Sold Date **18-Jan-24**

Distance **1.34km**

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

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