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	5 Prior Road, Noble Park Vic 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $950,000

Median sale price

Median price $810,500 Property Type House Suburb Noble Park

Period - From 01/04/2024 to 30/06/2024 Source REIV

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 six 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
1	37 Theodore Av NOBLE PARK 3174	$900,000	29/06/2024
2	12 Alfred St NOBLE PARK 3174	$895,000	25/04/2024
3	12 Red Hill Rd SPRINGVALE 3171	$955,000	13/04/2024

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 six months.~~

This Statement of Information was prepared on: 01/08/2024 09:59

5 Prior Road, Noble Park Vic 3174



5 -

Property Type: House
Land Size: 576 sqm approx

Agent Comments

Indicative Selling Price
$950,000
Median House Price
June quarter 2024: $810,500

Comparable Properties



37 Theodore Av NOBLE PARK 3174 (REI)

3 1 2

Price: $900,000
Method: Auction Sale
Date: 29/06/2024
Property Type: House (Res)
Land Size: 590 sqm approx

Agent Comments



12 Alfred St NOBLE PARK 3174 (REI/VG)

3 1 1

Price: $895,000
Method: Private Sale
Date: 25/04/2024
Property Type: House
Land Size: 645 sqm approx

Agent Comments



12 Red Hill Rd SPRINGVALE 3171 (REI/VG)

3 1 3

Price: $955,000
Method: Auction Sale
Date: 13/04/2024
Property Type: House (Res)
Land Size: 591 sqm approx

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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