Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode

2/34 Yarraman Road Noble Park, 3174

Indicative selling price

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

Range between $480,000.00 & $525,000.00

Median sale price

Median price $458,500.00 Property Type UNIT Suburb NOBLE PARK

Period - From 31-Mar-2020 to 30-Mar-2021 Source realestate.com.au

Comparable property sales

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	2/42 French Street, Noble Park	$490,000.00	09-Mar-2021
2	7/1199 Heatherton Road, Noble Park	$480,000.00	25-Mar-2021
3	3/20 Dunblane Road, Noble Park	$500,000.00	27-Feb-2021

This statement of information was prepared on 28-Jul-2021 at 9:25:55 AM EST