

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

3/9 Arnold 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Sep 2020

to

31 Aug 2021

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

3/4 Trainor Court Noble Park VIC 3174	\$507,000	13-May-21
2/44 French Street Noble Park VIC 3174	\$540,000	12-Jul-21
3/196 Corrigan Road Noble Park VIC 3174	\$550,000	28-Apr-21

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: 09 September 2021



OBrien Real Estate

Michael Nguyen

M 0413876367

E michael.n@obrienrealestate.com.au



3/4 Trainor Court Noble Park VIC 3174

Sold Price

\$507,000

Sold Date

13-May-21

3

1

1

Distance

1.98km



2/44 French Street Noble Park VIC 3174

Sold Price

^{RS} **\$540,000**

Sold Date

12-Jul-21

3

1

1

Distance

0.53km



3/196 Corrigan Road Noble Park VIC 3174

Sold Price

\$550,000

Sold Date

28-Apr-21

3

1

1

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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