

## 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

2/19 NITHSDALE ROAD NOBLE PARK VIC 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Sep 2022

to

31 Aug 2023

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

2/48 FRENCH STREET NOBLE PARK VIC 3174	\$715,000	18-May-23
2/27 ARDGOWER ROAD NOBLE PARK VIC 3174	\$700,000	20-May-23
2/11 CHANDLER ROAD NOBLE PARK VIC 3174	\$705,000	14-Jun-23

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: 04 September 2023



**2/48 FRENCH STREET NOBLE  
PARK VIC 3174**

 3  2  1

Sold Price **\$715,000** Sold Date **18-May-23**

Distance **1.59km**



**2/27 ARDGOWER ROAD NOBLE  
PARK VIC 3174**

 3  2  3

Sold Price **\$700,000** Sold Date **20-May-23**

Distance **0.26km**



**2/11 CHANDLER ROAD NOBLE  
PARK VIC 3174**

 2  2  1

Sold Price **\$705,000** Sold Date **14-Jun-23**

Distance **1.42km**

RS = Recent sale UN = Undisclosed Sale

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