

## 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

6 PAGE CLOSE 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

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Noble Park

Period-from

01 Aug 2022

to

31 Jul 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

6 CYPRESS COURT NOBLE PARK VIC 3174	\$726,000	23-Jun-23
27 BOWMORE ROAD NOBLE PARK VIC 3174	\$706,000	17-Jun-23
4 JENKINS STREET NOBLE PARK VIC 3174	\$685,000	16-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: 11 August 2023



**6 CYPRESS COURT NOBLE PARK  
VIC 3174**

 4  1  -

Sold Price

**\$726,000**

Sold Date

**23-Jun-23**

Distance

**0.09km**



**27 BOWMORE ROAD NOBLE PARK  
VIC 3174**

 4  2  1

Sold Price

<sup>RS</sup> **\$706,000**

Sold Date

**17-Jun-23**

Distance

**0.31km**



**4 JENKINS STREET NOBLE PARK  
VIC 3174**

 3  1  2

Sold Price

**\$685,000**

Sold Date

**16-Jun-23**

Distance

**0.42km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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