

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

2/13 MARSHALL 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

\$580,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Apr 2024

to

31 Mar 2025

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

1/1283 HEATHERTON ROAD NOBLE PARK VIC 3174	\$580,000	28-Mar-25
3/24 FRENCH STREET NOBLE PARK VIC 3174	\$632,000	29-Nov-24
5/5-7 FRENCH STREET NOBLE PARK VIC 3174	\$590,000	18-Nov-24

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: 29 April 2025



**1/1283 HEATHERTON ROAD NOBLE
PARK VIC 3174**

^{RS} **\$580,000** Sold Date **28-Mar-25**

2 1 2

Distance **0.2km**



**3/24 FRENCH STREET NOBLE
PARK VIC 3174**

Sold Price **\$632,000** Sold Date **29-Nov-24**

3 1 2

Distance **0.67km**



**5/5-7 FRENCH STREET NOBLE
PARK VIC 3174**

Sold Price **\$590,000** Sold Date **18-Nov-24**

2 1 2

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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