

## 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 1/57 BOWMORE ROAD, NOBLE PARK VIC 3174

### Indicative selling price

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

Single price \$\* or range between \$770000 & \$847000

### Median sale price

Median price \$745000 Property type HOUSE Suburb NOBLE PARK

Period - From MAY 2022 to APRIL 2023 Source REALESTATE

### 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 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
20 CALLENDER ROAD, NOBLE PARK VIC 3174	\$761000	27/4/2023
2/94 DUNBLANE ROAD, NOBLE PARK VIC 3174	\$755000	14/02/2023
1/23 LARBERT STREET, NOBLE PARK VIC 3174	\$770000	10/12/2022

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 six months.

This Statement of Information was prepared on: 20/05/2023