

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 PATCHING AVENUE 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Noble Park

Period-from

01 Jun 2024

to

31 May 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

13 SANDRA AVENUE NOBLE PARK VIC 3174	\$712,500	30-Jan-25
18 BELL VIEW COURT SPRINGVALE SOUTH VIC 3172	\$700,000	25-Feb-25
4 EDNEY COURT NOBLE PARK VIC 3174	\$707,000	03-Apr-25

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: 26 June 2025



13 SANDRA AVENUE NOBLE PARK VIC 3174 Sold Price **\$712,500** Sold Date **30-Jan-25**

3 1 1

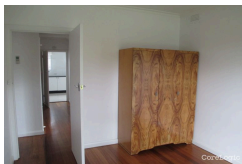
Distance **0.46km**



18 BELL VIEW COURT SPRINGVALE SOUTH VIC 3172 Sold Price **\$700,000** Sold Date **25-Feb-25**

3 1 2

Distance **1.05km**



4 EDNEY COURT NOBLE PARK VIC 3174 Sold Price **\$707,000** Sold Date **03-Apr-25**

3 1 1

Distance **2.39km**

RS = Recent sale UN = Undisclosed Sale

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