

A vibrant yellow bicycle is the central focus, leaning against a classic white picket fence. The bicycle features a brown leather saddle, a rear rack, and a front basket overflowing with a bouquet of pink and red flowers. The background is softly blurred, showing a residential street with trees and buildings. In the top right corner, a bright yellow rectangle contains the 'RayWhite.' logo in a bold, black, sans-serif font.

RayWhite.

**Statement
of
information**

238 RAILWAY PARADE, NOBLE PARK, VIC 3174

PREPARED BY HAROON ALI, RAY WHITE DANDENONG, PHONE: +61 469702397

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980


238 RAILWAY PARADE, NOBLE PARK, VIC - - -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$480,000 to \$528,000**

Provided by: Haroon Ali , Ray White Dandenong

MEDIAN SALE PRICE



NOBLE PARK, VIC, 3174

Suburb Median Sale Price (House)

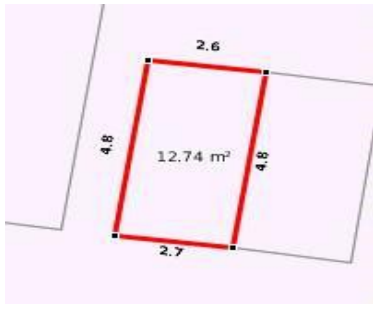
\$780,000

01 October 2023 to 30 September 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



4 TOWER CRT, NOBLE PARK, VIC 3174

- - -

Sale Price

\$242,500

Sale Date: 13/09/2024

Distance from Property: 889m



85/38-46 POPES RD, KEYSBOROUGH, VIC 3173

5 - 2

Sale Price

\$380,000

Sale Date: 14/05/2024

Distance from Property: 1km



3-7 NOBLE ST, NOBLE PARK, VIC 3174

2 1 1

Sale Price

\$1,100,000

Sale Date: 13/06/2024

Distance from Property: 1.2km



This report has been compiled on 01/10/2024 by Ray White Dandenong. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

238 RAILWAY PARADE, NOBLE PARK, VIC 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$480,000 to \$528,000

Median sale price

Median price \$780,000

Property type

House

Suburb

NOBLE PARK

Period 01 October 2023 to 30 September 2024

Source

pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

4 TOWER CRT, NOBLE PARK, VIC 3174	\$242,500	13/09/2024
85/38-46 POPES RD, KEYSBOROUGH, VIC 3173	\$380,000	14/05/2024
3-7 NOBLE ST, NOBLE PARK, VIC 3174	\$1,100,000	13/06/2024

This Statement of Information was prepared on:

01/10/2024