

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

1/3-5 ALLAN 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

Suburb

Noble Park

Period-from

01 Jul 2022

to

30 Jun 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

| | | |
|--|-----------|-----------|
| 7/19 STUART STREET NOBLE PARK VIC 3174 | \$401,800 | 09-Feb-23 |
| 5/1212 HEATHERTON ROAD NOBLE PARK VIC 3174 | \$400,000 | 15-Jun-23 |
| 3/14 ELLENDALE ROAD NOBLE PARK VIC 3174 | \$440,000 | 13-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: 19 July 2023



7/19 STUART STREET NOBLE PARK VIC 3174

Sold Price

\$401,800 Sold Date **09-Feb-23**

 2  1  1

Distance **0.61km**



5/1212 HEATHERTON ROAD NOBLE PARK VIC 3174

Sold Price

^{RS} **\$400,000** Sold Date **15-Jun-23**

 2  1  1

Distance **0.94km**



3/14 ELLENDALE ROAD NOBLE PARK VIC 3174

Sold Price

^{RS} **\$440,000** Sold Date **13-Jun-23**

 2  1  1

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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