

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

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|---|--|
| Address Including suburb and postcode | 1157-1163 Heatherton Road Noble Park, 3174 |
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Indicative selling price

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

| | |
|---------------|---------------------------------|
| Range between | \$1,600,000.00 & \$1,760,000.00 |
|---------------|---------------------------------|

Median sale price

| | | | | | |
|---------------|--------------|---------------|-------------|--------|------------|
| Median price | \$756,000.00 | Property Type | HOUSE | Suburb | NOBLE PARK |
| Period - From | 01-May-2021 | to | 01-May-2022 | Source | realestate |

Comparable property sales

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 16-May-2022 at 4:26:36 PM EST