

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

3/22A NOCKOLDS CRESCENT 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

\$420,000

&

\$462,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Dec 2021

to

30 Nov 2022

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

7/16A CALLANDER ROAD NOBLE PARK VIC 3174	\$435,000	08-Oct-22
4/19 STUART STREET NOBLE PARK VIC 3174	\$460,000	10-Oct-22
12/527 PRINCES HIGHWAY NOBLE PARK VIC 3174	\$420,000	15-Jul-22

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: 08 December 2022



7/16A CALLANDER ROAD NOBLE PARK VIC 3174

Sold Price

\$435,000

Sold Date

08-Oct-22
 2

 1

 1

Distance

0.9km


4/19 STUART STREET NOBLE PARK VIC 3174

Sold Price

\$460,000

Sold Date

10-Oct-22
 2

 1

 1

Distance

1.84km


12/527 PRINCES HIGHWAY NOBLE PARK VIC 3174

Sold Price

\$420,000

Sold Date

15-Jul-22
 2

 1

 1

Distance

0.37km
RS = Recent sale

UN = Undisclosed Sale

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