

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

3/16 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

\$375,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jan 2024

to

31 Dec 2024

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

3/21 VINCENT CRESCENT NOBLE PARK VIC 3174	\$408,000	30-Nov-24
5/14-16 CALLANDER ROAD NOBLE PARK VIC 3174	\$406,000	08-Oct-24
106/28 WARWICK AVENUE SPRINGVALE VIC 3171	\$410,000	15-Jul-24

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: 13 January 2025



**3/21 VINCENT CRESCENT NOBLE
PARK VIC 3174**

2 1 1

Sold Price

^{RS}

\$408,000

Sold Date **30-Nov-24**

Distance **0.7km**



**5/14-16 CALLANDER ROAD NOBLE
PARK VIC 3174**

2 1 1

Sold Price

\$406,000

Sold Date **08-Oct-24**

Distance **0.8km**



**106/28 WARWICK AVENUE
SPRINGVALE VIC 3171**

2 1 1

Sold Price

\$410,000

Sold Date **15-Jul-24**

Distance **1.78km**

RS = Recent sale

UN = Undisclosed Sale

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