

A photograph of a modern backyard. In the foreground, a hammock with a yellow and orange striped canopy is set up on a paved patio. Next to it is a wooden stool made of a tree stump, topped with a straw hat. In the background, a swimming pool is enclosed by a glass fence. The pool is surrounded by a wooden deck and a wall made of horizontal wooden planks. Large trees and lush greenery surround the pool area. The scene is brightly lit, suggesting a sunny day.

RayWhite.

Statement of information

1/43 ARDGOWER ROAD, NOBLE PARK, VIC 3174
PREPARED BY TALHA MAMSA, RAY WHITE NOBLE PARK/SPRINGVALE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

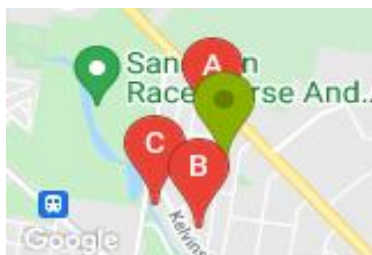
**1/43 ARDGOWER ROAD, NOBLE PARK,**

3
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Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Price Range: \$520,000 to \$570,000**

Provided by: Talha Mamsa , Ray White Noble Park/Springvale

MEDIAN SALE PRICE

**NOBLE PARK, VIC, 3174**

Suburb Median Sale Price (Unit)

\$501,000

01 October 2020 to 30 September 2021

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 agent's representative considers to be most comparable to the property for sale.

**1/31 AMBRIE CRES, NOBLE PARK, VIC 3174**

3
 1
 2

Sale Price

\$600,000

Sale Date: 04/05/2021

Distance from Property: 244m

**2/5 NITHSDALE RD, NOBLE PARK, VIC 3174**

3
 1
 1

Sale Price

\$589,000

Sale Date: 30/07/2021

Distance from Property: 523m

**3/4 TRAINOR CRT, NOBLE PARK, VIC 3174**

3
 1
 1

Sale Price

\$507,000

Sale Date: 13/05/2021

Distance from Property: 561m



This report has been compiled on 05/10/2021 by Ray White Noble Park/Springvale. Property Data Solutions Pty Ltd 2021 - 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

1/43 ARDGOWER ROAD, NOBLE PARK, VIC 3174

Indicative selling price

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

Price Range:

\$520,000 to \$570,000

Median sale price

Median price

\$501,000

Property type

Unit

Suburb

NOBLE PARK

Period

01 October 2020 to 30 September 2021

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1/31 AMBRIE CRES, NOBLE PARK, VIC 3174	\$600,000	04/05/2021
2/5 NITHSDALE RD, NOBLE PARK, VIC 3174	\$589,000	30/07/2021
3/4 TRAINOR CRT, NOBLE PARK, VIC 3174	\$507,000	13/05/2021

This Statement of Information was prepared on:

05/10/2021