

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

3/4 Knox 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Sep 2019

to

31 Aug 2020

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

4/1A Whitmorr Court Noble Park VIC 3174	\$520,000	23-Jul-20
4/30-32 Noble Street Noble Park VIC 3174	\$550,000	05-Apr-20
4/8 Knox Street Noble Park VIC 3174	\$580,000	03-Jun-20

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: 15 September 2020



4/1A Whitmorr Court Noble Park VIC 3174

Sold Price

^{RS}

\$520,000

Sold Date

23-Jul-20



3



2



2

Distance

1.67km



4/30-32 Noble Street Noble Park VIC 3174

Sold Price

\$550,000

Sold Date

05-Apr-20



3



2



1

Distance

0.59km



4/8 Knox Street Noble Park VIC 3174

Sold Price

\$580,000

Sold Date

03-Jun-20



3



2



2

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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