

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

4/1181-1183 HEATHERTON ROAD 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

\$550,000

&

\$605,000

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

3/8 NOBLE STREET NOBLE PARK VIC 3174	\$570,000	07-Dec-24
6/40 FRENCH STREET NOBLE PARK VIC 3174	\$580,000	10-Sep-24
3/74 BUCKLEY STREET NOBLE PARK VIC 3174	\$600,000	27-Nov-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: 16 January 2025

Ben Dang

M 0401039266

E bdang@barryplant.com.au

**3/8 NOBLE STREET NOBLE PARK
VIC 3174**

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Sold Price

RS

\$570,000

Sold Date

07-Dec-24

Distance

0.58km**6/40 FRENCH STREET NOBLE
PARK VIC 3174**

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Sold Price

\$580,000

Sold Date

10-Sep-24

Distance

0.62km**3/74 BUCKLEY STREET NOBLE
PARK VIC 3174**

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Sold Price

RS

\$600,000

Sold Date

27-Nov-24

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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