

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

2/9 Allan 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

\$445,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Aug 2020

to

31 Jul 2021

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

2/1191 Heatherton Road Noble Park VIC 3174	\$470,000	26-Mar-21
3/20 Dunblane Road Noble Park VIC 3174	\$500,000	27-Feb-21
1/69 Dunblane Road Noble Park VIC 3174	\$460,000	23-Jun-21

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: 04 August 2021



2/1191 Heatherton Road Noble Park VIC 3174

Sold Price

\$470,000

Sold Date

26-Mar-21

 2

 1

 1

Distance

0.74km



3/20 Dunblane Road Noble Park VIC 3174

Sold Price

\$500,000

Sold Date

27-Feb-21

 2

 1

 2

Distance

0.78km



1/69 Dunblane Road Noble Park VIC 3174

Sold Price

^{RS} **\$460,000** ^{UN}

Sold Date

23-Jun-21

 2

 1

 1

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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