

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

1/1316 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

\$499,000

&

\$548,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$533,000

Property type

Unit

Suburb

Noble Park

Period-from

01 May 2021

to

30 Apr 2022

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

2/190 RAILWAY PARADE NOBLE PARK VIC 3174	\$520,000	30-Apr-22
7/2-4 FINTONIA ROAD NOBLE PARK VIC 3174	\$540,000	09-Mar-22
3/22 CHANDLER ROAD NOBLE PARK VIC 3174	\$615,000	22-Mar-22

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: 17 May 2022



**2/190 RAILWAY PARADE NOBLE
PARK VIC 3174**

 3  1  1

Sold Price ^{RS} **\$520,000** ^{UN} Sold Date **30-Apr-22**

Distance **0.98km**



**7/2-4 FINTONIA ROAD NOBLE
PARK VIC 3174**

 3  1  1

Sold Price **\$540,000** Sold Date **09-Mar-22**

Distance **0.58km**



**3/22 CHANDLER ROAD NOBLE
PARK VIC 3174**

 3  1  1

Sold Price **\$615,000** Sold Date **22-Mar-22**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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