

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

1/50 BOWMORE 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

\$500,000

&

\$550,000

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

1/52 AMBRIE CRESCENT NOBLE PARK VIC 3174	\$505,000	24-Aug-24
6/70 ELLENDALE ROAD NOBLE PARK VIC 3174	\$540,000	13-Sep-24
2/39A CALLANDER ROAD NOBLE PARK VIC 3174	\$515,000	06-Oct-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: 30 January 2025

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**1/52 AMBRIE CRESCENT NOBLE
PARK VIC 3174**

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Sold Price **\$505,000** Sold Date **24-Aug-24**Distance **0.42km****6/70 ELLENDALE ROAD NOBLE
PARK VIC 3174**

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Sold Price ^{RS} **\$540,000** Sold Date **13-Sep-24**Distance **0.76km****2/39A CALLANDER ROAD NOBLE
PARK VIC 3174**

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Sold Price **\$515,000** Sold Date **06-Oct-24**Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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