

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

8/1231-1235 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Mar 2020

to

28 Feb 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

8/28-30 Dunblane Road Noble Park VIC 3174	\$533,000	16-Nov-20
4/1227-1229 Heatherton Road Noble Park VIC 3174	\$510,000	11-Dec-20
1/1227-1229 Heatherton Road Noble Park VIC 3174	\$550,000	06-Aug-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: 23 March 2021



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8/28-30 Dunblane Road Noble Park VIC 3174 Sold Price **\$533,000** Sold Date **16-Nov-20**

3 2 1

Distance **0.53km**



4/1227-1229 Heatherton Road Noble Park VIC 3174 Sold Price **\$510,000** Sold Date **11-Dec-20**

2 1 1

Distance **0.02km**



1/1227-1229 Heatherton Road Noble Park VIC 3174 Sold Price **\$550,000** Sold Date **06-Aug-20**

3 1 1

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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