

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

3/10 AGNES 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

\$570,000

&

\$627,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jun 2022

to

31 May 2023

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

3/241 CORRIGAN ROAD NOBLE PARK VIC 3174	\$600,000	24-Jan-23
1/4 JASON COURT NOBLE PARK VIC 3174	\$616,500	08-Apr-23
2/32 DAVID STREET NOBLE PARK VIC 3174	\$600,000	05-Jun-23

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: 21 June 2023



3/241 CORRIGAN ROAD NOBLE PARK VIC 3174

 2
  1
  1

Sold Price

\$600,000

Sold Date

24-Jan-23

Distance

0.58km


1/4 JASON COURT NOBLE PARK VIC 3174

 2
  1
  1

Sold Price

\$616,500

Sold Date

08-Apr-23

Distance

1.59km


2/32 DAVID STREET NOBLE PARK VIC 3174

 2
  2
  1

Sold Price

^{RS} **\$600,000**

Sold Date

05-Jun-23

Distance

0.81km
RS = Recent sale

UN = Undisclosed Sale

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