

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

6/41 Ardgower 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

\$270,000

&

\$289,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$459,000

Property type

Unit

Suburb

Noble Park

Period-from

01 May 2019

to

30 Apr 2020

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

1/41 Ardgower Road Noble Park VIC 3174	\$326,500	29-Sep-19
16/74 Callander Road Noble Park VIC 3174	\$284,999	19-Nov-19
8/74 Callander Road Noble Park VIC 3174	\$290,000	09-Dec-19

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: 06 May 2020

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**1/41 Ardgowder Road Noble Park
VIC 3174**

 2  1  1

Sold Price

\$326,500

Sold Date

29-Sep-19

Distance

0.02km



**16/74 Callander Road Noble Park
VIC 3174**

 2  1  1

Sold Price

\$284,999

Sold Date

19-Nov-19

Distance

0.29km



**8/74 Callander Road Noble Park
VIC 3174**

 2  1  1

Sold Price

\$290,000

Sold Date

09-Dec-19

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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