

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

3/12 Ambrie Crescent 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$448,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Nov 2018

to

31 Oct 2019

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

8/52-54 Ellendale Road Noble Park VIC 3174	\$433,000	03-Oct-19
4/50 Ambrie Crescent Noble Park VIC 3174	\$450,000	15-Jun-19
3/18 Noble Street Noble Park VIC 3174	\$460,000	04-Sep-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: 29 November 2019



8/52-54 Ellendale Road Noble Park VIC 3174

Sold Price

\$433,000

Sold Date

03-Oct-19

2

1

1

Distance

0.94km



4/50 Ambrie Crescent Noble Park VIC 3174

Sold Price

\$450,000

Sold Date

15-Jun-19

2

1

1

Distance

0.48km



3/18 Noble Street Noble Park VIC 3174

Sold Price

\$460,000

Sold Date

04-Sep-19

2

1

1

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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