

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

4/24 ALLAN 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Mar 2022

to

28 Feb 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

8/13 LEONARD AVENUE NOBLE PARK VIC 3174	\$574,000	22-Oct-22
2/25 BRIGGS CRESCENT NOBLE PARK VIC 3174	\$540,000	14-Dec-22
4/19 ALLAN STREET NOBLE PARK VIC 3174	\$560,000	02-Oct-22

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: 26 March 2023



8/13 LEONARD AVENUE NOBLE PARK VIC 3174

 2
  2
  1

Sold Price

\$574,000

Sold Date

22-Oct-22

Distance

0.45km


2/25 BRIGGS CRESCENT NOBLE PARK VIC 3174

 2
  2
  1

Sold Price

\$540,000

Sold Date

14-Dec-22

Distance

0.86km


4/19 ALLAN STREET NOBLE PARK VIC 3174

 2
  2
  1

Sold Price

\$560,000

Sold Date

02-Oct-22

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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