

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

2 Baldwin Avenue 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Noble Park

Period-from

01 Dec 2019

to

30 Nov 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

9 Pike Court Noble Park VIC 3174	\$760,000	05-Dec-20
11 Callander Road Noble Park VIC 3174	\$740,000	28-Nov-20
11 Simpson Street Noble Park VIC 3174	\$785,000	22-Oct-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: 09 December 2020



9 Pike Court Noble Park VIC 3174

Sold Price

^{RS} **\$760,000** Sold Date **05-Dec-20**

 3  1  1

Distance **0.68km**



11 Callander Road Noble Park VIC 3174

Sold Price

^{RS} **\$740,000** Sold Date **28-Nov-20**

 3  1  -

Distance **1.55km**



11 Simpson Street Noble Park VIC 3174

Sold Price

^{RS} **\$785,000** Sold Date **22-Oct-20**

 2  1  1

Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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