

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

2/133 LIGHTWOOD 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Noble Park

Period-from

01 Aug 2021

to

31 Jul 2022

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

24 KLEINE STREET NOBLE PARK VIC 3174	\$728,000	26-Jul-22
47 THEODORE AVENUE NOBLE PARK VIC 3174	\$770,000	26-May-22
4 ACACIA MEWS SPRINGVALE VIC 3171	\$750,000	21-Jun-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: 10 August 2022



24 KLEINE STREET NOBLE PARK VIC 3174

Sold Price

^{RS}
\$728,000

Sold Date

26-Jul-22


4



1



2

Distance

1.11km


47 THEODORE AVENUE NOBLE PARK VIC 3174

Sold Price

\$770,000

Sold Date

26-May-22


4



1



2

Distance

1.66km


4 ACACIA MEWS SPRINGVALE VIC 3171

Sold Price

\$750,000

Sold Date

21-Jun-22


4



-



-

Distance

1.51km
RS = Recent sale

UN = Undisclosed Sale

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