

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	4/1086 Heatherton Road Noble Park, 3174
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$588,000 & \$638,000
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### Median sale price

Median price	\$550,000	Property Type	UNITS	Suburb	NOBLE PARK
Period - From	01-Feb-2022	to	31-Dec-2022	Source	Corelogic

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	9/29 JOY PARADE NOBLE PARK VIC 3174	\$600,000	20-Jun-2023
2	22 JASMINE DRIVE NOBLE PARK VIC 3174	\$565,000	09-Aug-2022
3	1/65 YARRAMAN ROAD NOBLE PARK VIC 3174	\$620,000	22-Jun-2023

This statement of information was prepared on 12-Sep-2023 at 9:11:08 AM EST