

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

3/14 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

\$660,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Apr 2021

to

31 Mar 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

1/8 LESLEY GROVE NOBLE PARK VIC 3174	\$700,000	08-Feb-22
4/1 ESTHER COURT NOBLE PARK VIC 3174	\$660,000	18-Dec-21
1B GELL COURT NOBLE PARK VIC 3174	\$702,500	-

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.~~

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OBrien Real Estate

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**1/8 LESLEY GROVE NOBLE PARK
VIC 3174**

3 2 2

Sold Price

\$700,000

Sold Date **08-Feb-22**

Distance **0.92km**



**4/1 ESTHER COURT NOBLE PARK
VIC 3174**

3 2 2

Sold Price

\$660,000

Sold Date **18-Dec-21**

Distance **1.1km**



**1B GELL COURT NOBLE PARK VIC
3174**

3 2 1

Sold Price

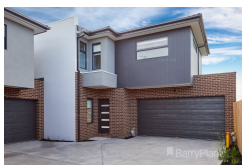
^{RS} **\$702,500**

Sold Date

-

Distance

-



**3/141 CORRIGAN ROAD NOBLE
PARK VIC 3174**

3 2 2

Sold Price

^{RS} **\$715,000**

Sold Date

02-Apr-22

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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