

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

2/34 ASCOT DRIVE NOBLE PARK NORTH 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

\$549,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Noble Park North

Period-from

01 Apr 2022

to

31 Mar 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

2/21 BALFOUR PLACE NOBLE PARK NORTH VIC 3174	\$590,000	29-Mar-22
1/28 LARBERT ROAD NOBLE PARK VIC 3174	\$550,000	23-Jan-23
3/7 BARNETT GROVE NOBLE PARK VIC 3174	\$581,000	28-Nov-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: 18 April 2023



2/21 BALFOUR PLACE NOBLE PARK NORTH VIC 3174

2 1 1

Sold Price **\$590,000** Sold Date **29-Mar-22**

Distance **0.07km**



1/28 LARBERT ROAD NOBLE PARK VIC 3174

2 1 2

Sold Price **\$550,000** Sold Date **23-Jan-23**

Distance **2.18km**



3/7 BARNETT GROVE NOBLE PARK VIC 3174

2 1 1

Sold Price **\$581,000** Sold Date **28-Nov-22**

Distance **2.48km**

RS = Recent sale

UN = Undisclosed Sale

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