

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

2/27B Dunblane 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Oct 2020

to

30 Sep 2021

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

5/455-457 Princes Highway Noble Park VIC 3174	\$432,000	22-Jul-21
4/1203 Heatherton Road Noble Park VIC 3174	\$428,000	01-Sep-21
4/22 Leonard Avenue Noble Park VIC 3174	\$440,000	17-Jun-21

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: 19 October 2021



5/455-457 Princes Highway Noble Park VIC 3174

 2  1  1

Sold Price

^{RS} **\$432,000**

Sold Date

22-Jul-21

Distance

0.45km



4/1203 Heatherton Road Noble Park VIC 3174

 2  1  1

Sold Price

^{RS} **\$428,000** ^{UN}

Sold Date

01-Sep-21

Distance

0.49km



4/22 Leonard Avenue Noble Park VIC 3174

 2  1  1

Sold Price

\$440,000

Sold Date

17-Jun-21

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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