

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

4/3 BRIGGS 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

\$370,000

&

\$407,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,750

Property type

Unit

Suburb

Noble Park

Period-from

01 Oct 2021

to

30 Sep 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

3/17-19 BANKSIA COURT NOBLE PARK VIC 3174	\$405,000	15-Sep-22
11/64-66 CALLANDER ROAD NOBLE PARK VIC 3174	\$393,500	01-Oct-22
2/465 PRINCES HIGHWAY NOBLE PARK VIC 3174	\$385,000	13-Oct-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: 25 October 2022



3/17-19 BANKSIA COURT NOBLE PARK VIC 3174

 2  1  1

Sold Price

^{RS} **\$405,000**

Sold Date

15-Sep-22

Distance

0.59km


11/64-66 CALLANDER ROAD NOBLE PARK VIC 3174

 2  1  1

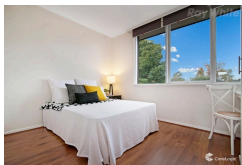
Sold Price

^{RS} **\$393,500**

Sold Date

01-Oct-22

Distance

1.27km


2/465 PRINCES HIGHWAY NOBLE PARK VIC 3174

 2  1  1

Sold Price

^{RS} **\$385,000**

Sold Date

13-Oct-22

Distance

1.33km
RS = Recent sale

UN = Undisclosed Sale

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