

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

2/35 NOCKOLDS 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Noble Park

Period-from

01 Dec 2021

to

30 Nov 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

8/13 LEONARD AVENUE NOBLE PARK VIC 3174	\$574,000	22-Oct-22
6/26 NOBLE STREET NOBLE PARK VIC 3174	\$570,000	22-Nov-22
2/37 FRENCH STREET NOBLE PARK VIC 3174	\$575,000	01-Sep-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: 13 December 2022



8/13 LEONARD AVENUE NOBLE PARK VIC 3174

Sold Price

^{RS}
\$574,000

Sold Date

22-Oct-22


2



2



1

Distance

1.8km


6/26 NOBLE STREET NOBLE PARK VIC 3174

Sold Price

^{RS}
\$570,000

Sold Date

22-Nov-22


2



2



1

Distance

1.8km


2/37 FRENCH STREET NOBLE PARK VIC 3174

Sold Price

\$575,000

Sold Date

01-Sep-22


2



2



1

Distance

1.87km
RS = Recent sale

UN = Undisclosed Sale

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