

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

3/7 WYUNA DRIVE 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Oct 2022

to

30 Sep 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

1/56 DUNBLANE ROAD NOBLE PARK VIC 3174	\$660,000	26-Aug-23
5/73 BOWMORE ROAD NOBLE PARK VIC 3174	\$575,000	02-May-23
4/42 KELVINSIDE ROAD NOBLE PARK VIC 3174	\$645,000	05-Aug-23

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: 23 October 2023

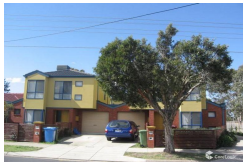


**1/56 DUNBLANE ROAD NOBLE
PARK VIC 3174**

 3  2  1

Sold Price ^{RS} **\$660,000** Sold Date **26-Aug-23**

Distance **0.37km**



**5/73 BOWMORE ROAD NOBLE
PARK VIC 3174**

 3  2  1

Sold Price **\$575,000** Sold Date **02-May-23**

Distance **0.38km**



**4/42 KELVINSIDE ROAD NOBLE
PARK VIC 3174**

 3  2  1

Sold Price **\$645,000** Sold Date **05-Aug-23**

Distance **0.74km**

RS = Recent sale **UN** = Undisclosed Sale

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