

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

5 Avoca Avenue 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

\$760,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,850

Property type

Land

Suburb

Noble Park

Period-from

01 Nov 2020

to

31 Oct 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

1 Woronora Court Noble Park VIC 3174	\$812,000	24-Sep-21
1 Armadale Avenue Noble Park VIC 3174	\$792,000	23-Oct-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: 17 November 2021

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1 Woronora Court Noble Park VIC 3174

Sold Price

RS

\$812,000

Sold Date

24-Sep-21

3

2

2

Distance

0.35km



1 Armadale Avenue Noble Park VIC 3174

Sold Price

RS

\$792,000

Sold Date

23-Oct-21

3

1

2

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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