

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 Bowman Street 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

\$749,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,250

Property type

House

Suburb

Noble Park

Period-from

01 Jul 2020

to

30 Jun 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

18 Marshall Street Noble Park VIC 3174	\$672,650	17-Mar-21
1294 Heatherton Road Noble Park VIC 3174	\$700,000	20-Apr-21
56 Gatcum Court Noble Park VIC 3174	\$725,000	26-Mar-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: 09 July 2021



18 Marshall Street Noble Park VIC 3174

3 2 2

Sold Price

\$672,650

Sold Date

17-Mar-21

Distance

0.17km



1294 Heatherton Road Noble Park VIC 3174

3 1 -

Sold Price

\$700,000

Sold Date

20-Apr-21

Distance

0.2km



56 Gatcum Court Noble Park VIC 3174

4 1 2

Sold Price

\$725,000

Sold Date

26-Mar-21

Distance

0.39km



24 Marna Court Noble Park VIC 3174

3 1 1

Sold Price

^{RS} **\$810,000**

Sold Date

12-Jun-21

Distance

0.49km



24 Liege Avenue Noble Park VIC 3174

3 1 2

Sold Price

^{RS} **\$650,000**

Sold Date

19-Jun-21

Distance

0.51km



7 Sadie Court Noble Park VIC 3174

3 1 3

Sold Price

\$640,000

Sold Date

20-Mar-21

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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4 Duncan Court Noble Park VIC 3174

3 1 2

Sold Price **\$735,000** Sold Date **19-Jan-21**

Distance **0.79km**



120 Chandler Road Noble Park VIC 3174

3 1 2

Sold Price **\$751,000** Sold Date **19-Feb-21**

Distance **0.89km**



5 Banksia Court Noble Park VIC 3174

3 1 1

Sold Price ^{RS} **\$725,000** Sold Date **20-May-21**

Distance **0.89km**



4 Jasper Street Noble Park VIC 3174

3 1 1

Sold Price **\$740,000** Sold Date **25-Mar-21**

Distance **1.03km**



24 Thomas Street Noble Park VIC 3174

2 1 2

Sold Price **\$700,000** Sold Date **14-Apr-21**

Distance **1.09km**



8 Walter Street Noble Park VIC 3174

3 1 2

Sold Price **\$746,000** Sold Date **20-Feb-21**

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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16 Maxwell Court Noble Park VIC 3174

Sold Price

\$675,000

Sold Date

27-Mar-21

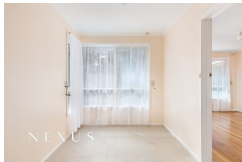
 3

 2

 2

Distance

1.29km



146 Chandler Road Noble Park VIC 3174

Sold Price

\$680,000

Sold Date

17-May-21

 3

 1

 1

Distance

1.33km

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