

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

6/42 Liege 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Sep 2019

to

31 Aug 2020

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

3/3 Chandler Road Noble Park VIC 3174	\$537,000	28-May-20
1/8 Leman Crescent Noble Park VIC 3174	\$530,000	04-Jun-20
2/8 Leman Crescent Noble Park VIC 3174	\$530,000	04-Jun-20

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: 28 September 2020



3/3 Chandler Road Noble Park VIC 3174 Sold Price **\$537,000** Sold Date **28-May-20**

 3  2  2

Distance **0.88km**



1/8 Leman Crescent Noble Park VIC 3174 Sold Price **\$530,000** Sold Date **04-Jun-20**

 3  2  2

Distance **0.89km**



2/8 Leman Crescent Noble Park VIC 3174 Sold Price Sold Date **04-Jun-20**

 3  2  2

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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