

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

2/138 Corrigan Road 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

\$460,000

&

\$506,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$501,000

Property type

Unit

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

4/17 Joy Parade Noble Park VIC 3174	\$479,000	05-Aug-21
1/36 Stuart Street Noble Park VIC 3174	\$500,000	27-Sep-21
12/1199 Heatherton Road Noble Park VIC 3174	\$471,000	19-Jun-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: 26 November 2021



4/17 Joy Parade Noble Park VIC 3174

Sold Price **\$479,000** Sold Date **05-Aug-21**

 2  1  1

Distance **0.35km**



1/36 Stuart Street Noble Park VIC 3174

Sold Price **\$500,000** Sold Date **27-Sep-21**

 2  1  1

Distance **1km**



12/1199 Heatherton Road Noble Park VIC 3174

Sold Price **\$471,000** Sold Date **19-Jun-21**

 2  1  1

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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