

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

1/52 DUNBLANE 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$528,194

Property type

Unit

Suburb

Noble Park

Period-from

01 Apr 2021

to

31 Mar 2022

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

1/26-30 ELLENDALE ROAD NOBLE PARK VIC 3174	\$495,000	24-Mar-22
7/58 NOCKOLDS CRESCENT NOBLE PARK VIC 3174	\$515,000	29-Dec-21
2/138 CORRIGAN ROAD NOBLE PARK VIC 3174	\$525,000	13-Dec-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: 05 April 2022



1/26-30 ELLENDALE ROAD NOBLE PARK VIC 3174 Sold Price ^{RS} **\$495,000** Sold Date **24-Mar-22**
Distance **0.38km**

 2  1  2



7/58 NOCKOLDS CRESCENT NOBLE PARK VIC 3174 Sold Price **\$515,000** Sold Date **29-Dec-21**
Distance **1.28km**

 2  1  2



2/138 CORRIGAN ROAD NOBLE PARK VIC 3174 Sold Price **\$525,000** Sold Date **13-Dec-21**
Distance **1.28km**

 3  1  1



10/14-16 CALLANDER ROAD NOBLE PARK VIC 3174 Sold Price **\$520,000** Sold Date **31-Jan-22**
Distance **0.31km**

 2  1  1

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

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