

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

1/15 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

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

1/25 MONS PARADE NOBLE PARK VIC 3174	\$740,000	01-Apr-22
2/28 JELICOE STREET NOBLE PARK VIC 3174	\$590,000	17-Feb-22
1/25 LEMAN CRESCENT NOBLE PARK VIC 3174	\$676,000	12-Feb-22

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: 29 April 2022



1/25 MONS PARADE NOBLE PARK VIC 3174

Sold Price

^{RS} \$740,000

Sold Date

01-Apr-22

 3

 1

 3

Distance

0.95km



2/28 JELICOE STREET NOBLE PARK VIC 3174

Sold Price

^{RS} \$590,000 ^{UN}

Sold Date

17-Feb-22

 3

 1

 1

Distance

0.61km



1/25 LEMAN CRESCENT NOBLE PARK VIC 3174

Sold Price

\$676,000

Sold Date

12-Feb-22

 3

 1

 1

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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