

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3/35-37 Athol Road Noble Park, 3174
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$500,000 & \$550,000
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Median sale price

Median price	\$538,000	Property Type	UNIT	Suburb	NOBLE PARK
Period - From	07-Nov-2022	to	06-Nov-2023	Source	REA

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	2/1082 Heatherton Road Noble Park	\$500,000	18-Jul-2023
2	2/1094 Heatherton Road Noble Park	\$540,000	15-Aug-2023
3	8/25-27 Fintonia road Noble Park	\$542,840	16-Aug-2023

This statement of information was prepared on 10-Jan-2024 at 10:46:15 AM EST