

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

1/18 Shepreth 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

\$520,000

&

\$572,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Other

Suburb

Noble Park

Period-from

01 Sep 2020

to

31 Aug 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

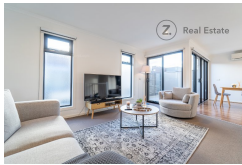
Date of sale

3/11 Wall Street Noble Park VIC 3174	\$550,000	10-Sep-21
2/31 Noble Street Noble Park VIC 3174	\$565,111	07-Jul-21
74 Dunblane Road Noble Park VIC 3174	\$561,000	27-May-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: 19 September 2021

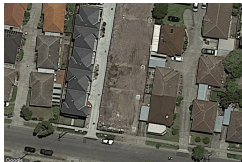


3/11 Wall Street Noble Park VIC 3174

 2  2  1

Sold Price ^{RS} **\$550,000** ^{UN} Sold Date **10-Sep-21**

Distance **0.74km**



2/31 Noble Street Noble Park VIC 3174

 2  1  -

Sold Price **\$565,111** Sold Date **07-Jul-21**

Distance **0.95km**



74 Dunblane Road Noble Park VIC 3174

 2  2  1

Sold Price ^{RS} **\$561,000** Sold Date **27-May-21**

Distance **1.48km**

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

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