

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

1/35 Ardgower 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Other

Suburb

Noble Park

Period-from

01 Dec 2019

to

30 Nov 2020

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

1/32 Timberglade Drive Noble Park North VIC 3174	\$530,000	18-Jul-20
2/7 Knox Street Noble Park VIC 3174	\$530,000	22-Jun-20
3/7 Knox Street Noble Park VIC 3174	\$530,000	22-Jun-20

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: 03 December 2020



1/32 Timberglade Drive Noble Park North VIC 3174

2 1 1

Sold Price

\$530,000

Sold Date

18-Jul-20

Distance

1.16km



2/7 Knox Street Noble Park VIC 3174

2 1 1

Sold Price

Sold Date

22-Jun-20

Distance

2.11km



3/7 Knox Street Noble Park VIC 3174

2 1 1

Sold Price

Sold Date

22-Jun-20

Distance

2.11km

RS = Recent sale

UN = Undisclosed Sale

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