

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	2/2 Bowmore Road, Noble Park, VIC 3174
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Indicative selling price

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

Price Range	\$529,000	&	\$569,000
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Median sale price

Median price	\$540,000	Property Type	Townhouse	Suburb	Noble Park (3174)
Period - From	01/07/2021	to	30/06/2022	Source	pricefinder

Comparable property sales

A 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
1/6 HORATIO STREET, NOBLE PARK VIC 3174	\$520,000	04/07/2022
29 JOY PARADE, NOBLE PARK VIC 3174	\$556,000	01/06/2022
1/2D CHARNFIELD CRESCENT, NOBLE PARK VIC 3174	\$552,000	05/05/2022

This Statement of Information was prepared on: 06/07/2022