

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode 1259 Heatherton 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)

Unit type or class e.g. One-bedroom units	Single price		Lower price	&	Higher price
Townhouse 1 – 4 bed, 3 bath, 2 car garage	-	Or range between	\$850,000		\$900,000
Townhouse 2 & 3 – 4 bed, 3 bath, 2 car garage	-	Or range between	\$790,000		\$850,000
Unit 4 – 2 bed, 1 bath, 1 car garage	-	Or range between	\$620,000		\$670,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$545,000	Property Type	Townhouse	Suburb	Noble Park
Period - From	01 Mar 2023	To	30 Sep 2024	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One-bedroom units

	Address of comparable unit	Price	Date of sale
Townhouse 1 – 4 bed, 3 bath, 2 car garage	1. 1/15 Raymond Street, Noble Park VIC 3174	\$851,000	11/10/2024
	2. 78 Menzies Avenue, Dandenong North VIC 3175	\$875,000	29/05/2024
	3.	\$	

Unit type or class

E.g. One-bedroom units

	Address of comparable unit	Price	Date of sale
Townhouse 2 & 3 – 4 bed, 3 bath, 2 car garage	1.	\$	
	2.	\$	
	3.	\$	

Unit type or class

E.g. One-bedroom units

	Address of comparable unit	Price	Date of sale
Unit 4 – 2 bed, 1 bath, 1 car garage	1. 2/5 Wilela Court, Noble Park VIC 3174	\$638,000	14/08/2024
	2. 2/47 Arnold Street, Noble Park VIC 3174	\$635,000	27/05/2024
	3.	\$	

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 six months.

This Statement of Information was prepared on: 24/10/2024