

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

3/31 Larbert 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Nov 2020

to

31 Oct 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

5/74 Callander Road Noble Park VIC 3174	\$317,000	23-Jun-21
3/41 Ardgower Road Noble Park VIC 3174	\$335,000	26-Aug-21
2/1090 Heatherton Road Noble Park VIC 3174	\$390,000	02-Aug-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: 11 November 2021



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**5/74 Callander Road Noble Park
VIC 3174**

2 1 1

Sold Price **\$317,000** Sold Date **23-Jun-21**

Distance **0.26km**



**3/41 Ardgower Road Noble Park
VIC 3174**

2 1 1

Sold Price **\$335,000** Sold Date **26-Aug-21**

Distance **0.29km**



**2/1090 Heatherton Road Noble
Park VIC 3174**

2 1 1

Sold Price **\$390,000** Sold Date **02-Aug-21**

Distance **0.99km**

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

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