

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

2/28 Stuart Street 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$468,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jul 2019

to

30 Jun 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

3/135 Corrigan Road Noble Park VIC 3174	\$450,000	24-Feb-20
4/41 Noble Street Noble Park VIC 3174	\$480,000	10-Feb-20
2/6 Jasper Street Noble Park VIC 3174	\$480,000	15-Feb-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.~~

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3/135 Corrigan Road Noble Park VIC 3174

2 1 1

Sold Price

\$450,000^{UN}

Sold Date **24-Feb-20**

Distance **0.84km**



4/41 Noble Street Noble Park VIC 3174

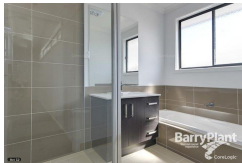
2 1 2

Sold Price

\$480,000

Sold Date **10-Feb-20**

Distance **0.67km**



2/6 Jasper Street Noble Park VIC 3174

2 1 1

Sold Price

Sold Date **15-Feb-20**

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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