

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

3/80 Corrigan 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Mar 2020

to

28 Feb 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

1/2 Bowmore Road Noble Park VIC 3174	\$550,000	21-Jan-21
2/2 Bowmore Road Noble Park VIC 3174	\$550,000	21-Jan-21
4/2 Bowmore Road Noble Park VIC 3174	\$550,000	21-Jan-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: 19 March 2021



1/2 Bowmore Road Noble Park VIC 3174

Sold Price

\$550,000

Sold Date

21-Jan-21

2
 1
 1

Distance

0.59km



2/2 Bowmore Road Noble Park VIC 3174

Sold Price

Sold Date

21-Jan-21

2
 1
 1

Distance

0.59km



4/2 Bowmore Road Noble Park VIC 3174

Sold Price

Sold Date

21-Jan-21

2
 1
 1

Distance

0.59km



3/26 Noble Street Noble Park VIC 3174

Sold Price

^{RS} **\$540,000**

Sold Date

11-Feb-21

2
 2
 1

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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