

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

3/3 Nockolds Crescent 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

\$590,000

&

\$649,000

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

2/20 Larbert Road Noble Park VIC 3174	\$611,000	15-Sep-21
2/13 Mons Parade Noble Park VIC 3174	\$638,000	24-Sep-21
2/7 Raymond Street Noble Park VIC 3174	\$642,000	01-Oct-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: 03 November 2021



2/20 Larbert Road Noble Park VIC 3174 Sold Price **\$611,000** Sold Date **15-Sep-21**
Distance **0.17km**

3 2 2



2/13 Mons Parade Noble Park VIC 3174 Sold Price ^{RS} **\$638,000** Sold Date **24-Sep-21**
Distance **1.37km**

3 2 1



2/7 Raymond Street Noble Park VIC 3174 Sold Price ^{RS} **\$642,000** Sold Date **01-Oct-21**
Distance **1.59km**

3 2 1

RS = Recent sale UN = Undisclosed Sale

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