

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

5/44 French 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Dec 2019

to

30 Nov 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

3/13 Blaby Street Noble Park VIC 3174	\$500,000	14-Nov-20
4/1A Whitmorr Court Noble Park VIC 3174	\$520,000	23-Jul-20
2/22 Wall Street Noble Park VIC 3174	\$515,000	18-Apr-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.~~

This Statement of Information was prepared on: 23 December 2020



3/13 Blaby Street Noble Park VIC 3174

 3  2  2

Sold Price

^{RS} **\$500,000**

Sold Date

14-Nov-20

Distance

0.33km



4/1A Whitmorr Court Noble Park VIC 3174

 3  2  2

Sold Price

\$520,000

Sold Date

23-Jul-20

Distance

0.38km



2/22 Wall Street Noble Park VIC 3174

 3  1  1

Sold Price

\$515,000

Sold Date

18-Apr-20

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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