

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

1045 Heatherton 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,550

Property type

House

Suburb

Noble Park

Period-from

01 Jan 2019

to

31 Dec 2019

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

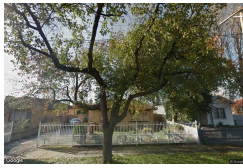
Date of sale

5 Loma Street Noble Park VIC 3174	\$600,000	19-Oct-19
2 Percy Street Noble Park VIC 3174	\$635,000	28-Aug-19
8 Banksia Court Noble Park VIC 3174	\$624,000	02-Sep-19

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: 14 January 2020



5 Loma Street Noble Park VIC 3174 Sold Price **\$600,000** Sold Date **19-Oct-19**

 3  1  2

Distance **0.26km**



2 Percy Street Noble Park VIC 3174 Sold Price **\$635,000** Sold Date **28-Aug-19**

 4  2  1

Distance **0.57km**



8 Banksia Court Noble Park VIC 3174 Sold Price **\$624,000** Sold Date **02-Sep-19**

 3  1  2

Distance **1.07km**

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

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