

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

3/7 WYUNA DRIVE 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$533,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jun 2021

to

31 May 2022

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

4/7 WYUNA DRIVE NOBLE PARK VIC 3174	\$581,500	06-Mar-22
1/7 WYUNA DRIVE NOBLE PARK VIC 3174	\$567,999	04-Dec-21
5/25 DUNBLANE ROAD NOBLE PARK VIC 3174	\$590,000	17-Jan-22

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: 02 June 2022



4/7 WYUNA DRIVE NOBLE PARK VIC 3174

3 2 2

Sold Price

\$581,500

Sold Date **06-Mar-22**

Distance **0.01km**


1/7 WYUNA DRIVE NOBLE PARK VIC 3174

3 2 2

Sold Price

\$567,999

Sold Date **04-Dec-21**

Distance **0.02km**


5/25 DUNBLANE ROAD NOBLE PARK VIC 3174

3 2 2

Sold Price

\$590,000

Sold Date **17-Jan-22**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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