

## 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

3/17 Knox Street Noble Park VIC 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$627,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Oct 2020

to

30 Sep 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 4/176 Buckley Street Noble Park VIC 3174 | \$610,000 | 25-Aug-21 |
| 10 Avon Street Noble Park VIC 3174       | \$621,000 | 17-Apr-21 |
| 12 Avon Street Noble Park VIC 3174       | \$610,000 | 07-Apr-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 October 2021



**4/176 Buckley Street Noble Park VIC 3174**

 3  2  1

Sold Price

<sup>RS</sup> **\$610,000** <sup>UN</sup>

Sold Date

**25-Aug-21**

Distance

**0.67km**



**10 Avon Street Noble Park VIC 3174**

 3  2  1

Sold Price

**\$621,000**

Sold Date

**17-Apr-21**

Distance

**1.03km**



**12 Avon Street Noble Park VIC 3174**

 3  2  1

Sold Price

**\$610,000**

Sold Date

**07-Apr-21**

Distance

**1.03km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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