

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

8/3 SOMERS 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

\$220,000

&

\$242,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

Suburb

Noble Park

Period-from

01 Apr 2022

to

31 Mar 2023

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

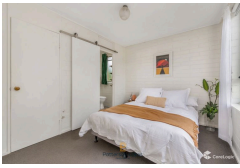
Date of sale

5/3 SOMERS STREET NOBLE PARK VIC 3174	\$200,000	28-Feb-23
5/7 JOBERT COURT SPRINGVALE VIC 3171	\$240,000	04-Jan-23
2/525 PRINCES HIGHWAY NOBLE PARK VIC 3174	\$260,000	11-Nov-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: 24 April 2023



5/3 SOMERS STREET NOBLE PARK VIC 3174 Sold Price **\$200,000** Sold Date **28-Feb-23**

 1  1  -

Distance **0km**



5/7 JOBERT COURT SPRINGVALE VIC 3171 Sold Price **\$240,000** Sold Date **04-Jan-23**

 1  1  1

Distance **0.79km**



2/525 PRINCES HIGHWAY NOBLE PARK VIC 3174 Sold Price **\$260,000** Sold Date **11-Nov-22**

 1  1  1

Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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