

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

2/14 AGNES 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$533,000

Property type

Unit

Suburb

Noble Park

Period-from

01 May 2021

to

30 Apr 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

1/87 BUCKLEY STREET NOBLE PARK VIC 3174	\$505,000	14-May-22
3/13-15 KNOX STREET NOBLE PARK VIC 3174	\$504,000	16-Feb-22
3/36 MOODEMERE STREET NOBLE PARK VIC 3174	\$528,000	06-May-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 May 2022



1/87 BUCKLEY STREET NOBLE PARK VIC 3174

 2
  1
  2

Sold Price

^{RS} **\$505,000** Sold Date **14-May-22**

Distance **0.29km**


3/13-15 KNOX STREET NOBLE PARK VIC 3174

 2
  1
  1

Sold Price

^{RS} **\$504,000** Sold Date **16-Feb-22**

Distance **0.05km**


3/36 MOODEMERE STREET NOBLE PARK VIC 3174

 2
  1
  1

Sold Price

^{RS} **\$528,000** Sold Date **06-May-22**

Distance **0.57km**
RS = Recent sale

UN = Undisclosed Sale

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