

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

1/2-4 Arnold 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

\$460,000

&

\$506,000

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

12/68-70 Chandler Road Noble Park VIC 3174	\$490,000	12-Jun-21
2/34 Yarraman Road Noble Park VIC 3174	\$487,000	19-Jul-21
1/22 Jellicoe Street Noble Park VIC 3174	\$495,000	16-Nov-20

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: 01 October 2021



12/68-70 Chandler Road Noble Park VIC 3174

Sold Price **\$490,000** Sold Date **12-Jun-21**

 2  1  1

Distance **0.54km**



2/34 Yarraman Road Noble Park VIC 3174

Sold Price

^{RS} **\$487,000**

Sold Date **19-Jul-21**

 2  1  1

Distance **0.59km**



1/22 Jellicoe Street Noble Park VIC 3174

Sold Price

\$495,000

Sold Date **16-Nov-20**

 2  1  1

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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