

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

1/262 Corrigan Road 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Apr 2020

to

31 Mar 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

10/210 Corrigan Road Noble Park VIC 3174	\$430,000	24-Mar-21
3/147 Noble Street Noble Park VIC 3174	\$401,200	15-Oct-20
2/1203 Heatherton Road Noble Park VIC 3174	\$412,000	06-Dec-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: 15 April 2021



10/210 Corrigan Road Noble Park VIC 3174

Sold Price

^{RS} **\$430,000**

Sold Date

24-Mar-21

 2  1  1

Distance

0.55km



3/147 Noble Street Noble Park VIC 3174

Sold Price

\$401,200

Sold Date

15-Oct-20

 2  1  2

Distance

0.99km



2/1203 Heatherton Road Noble Park VIC 3174

Sold Price

\$412,000

Sold Date

06-Dec-20

 2  1  1

Distance

1.91km

RS = Recent sale

UN = Undisclosed Sale

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