

## 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

2/160 CORRIGAN ROAD 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

\$460,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Feb 2024

to

31 Jan 2025

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

10/3-5 ALLAN STREET NOBLE PARK VIC 3174	\$490,500	07-Feb-25
3/106-109 LIGHTWOOD ROAD NOBLE PARK VIC 3174	\$500,000	27-Dec-24
6/25 BOWMORE ROAD NOBLE PARK VIC 3174	\$477,000	19-Dec-24

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: 12 February 2025



**10/3-5 ALLAN STREET NOBLE  
PARK VIC 3174**

2 1 1

Sold Price <sup>RS</sup> **\$490,500** Sold Date **07-Feb-25**

Distance **0.44km**



**3/106-109 LIGHTWOOD ROAD  
NOBLE PARK VIC 3174**

2 1 1

Sold Price <sup>RS</sup> **\$500,000**<sup>UN</sup> Sold Date **27-Dec-24**

Distance **1.17km**



**6/25 BOWMORE ROAD NOBLE  
PARK VIC 3174**

2 1 1

Sold Price <sup>RS</sup> **\$477,000** Sold Date **19-Dec-24**

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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