

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

2/6 Thomas 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

\$440,000

&

\$484,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Mar 2019

to

29 Feb 2020

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

3/28 Stuart Street Noble Park VIC 3174	\$465,000	13-Nov-19
2/6 Jasper Street Noble Park VIC 3174	\$480,000	15-Feb-20
4/41 Noble Street Noble Park VIC 3174	\$480,000	08-Feb-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: 10 March 2020



3/28 Stuart Street Noble Park VIC 3174

 2  1  1

Sold Price

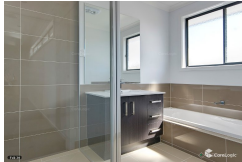
\$465,000

Sold Date

13-Nov-19

Distance

0.21km



2/6 Jasper Street Noble Park VIC 3174

 2  1  1

Sold Price

\$480,000

Sold Date

15-Feb-20

Distance

0.52km



4/41 Noble Street Noble Park VIC 3174

 2  1  2

Sold Price

\$480,000^{UN}

Sold Date

08-Feb-20

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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