

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 2/1237 Heatherton Road, Noble Park Vic 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$515,000 & \$563,000

Median sale price

Median price \$699,500 House X Unit Suburb Noble Park

Period - From 01/01/2017 to 31/12/2017 Source REIV

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 six 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	4/5 Through Rd NOBLE PARK 3174	\$542,000	11/10/2017
2	2/1 Avon St NOBLE PARK 3174	\$515,000	13/03/2018
3	2/45 French St NOBLE PARK 3174	\$510,000	22/09/2017

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 six months.

2/1237 Heatherton Road, Noble Park Vic 3174



3 1 0

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$515,000 - \$563,000
Median House Price
Year ending December 2017: \$699,500

Comparable Properties



4/5 Through Rd NOBLE PARK 3174 (REI)

Agent Comments

3 2 1

Price: \$542,000
Method: Auction Sale
Date: 11/10/2017
Rooms: 4
Property Type: Unit
Land Size: 247 sqm approx



2/1 Avon St NOBLE PARK 3174 (REI)

Agent Comments

2 1 1

Price: \$515,000
Method: Private Sale
Date: 13/03/2018
Rooms: 3
Property Type: Townhouse (Single)



2/45 French St NOBLE PARK 3174 (REI)

Agent Comments

3 1 1

Price: \$510,000
Method: Private Sale
Date: 22/09/2017
Rooms: 4
Property Type: Unit