

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

2/1316 HEATHERTON 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

\$499,000

&

\$548,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$533,000

Property type

Unit

Suburb

Noble Park

Period-from

01 May 2021

to

30 Apr 2022

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

1/1283 HEATHERTON ROAD NOBLE PARK VIC 3174	\$490,000	04-Jan-22
7/2-4 FINTONIA ROAD NOBLE PARK VIC 3174	\$540,000	09-Mar-22
2/28 JELLICOE STREET NOBLE PARK VIC 3174	\$590,000	18-Jan-22

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: 17 May 2022



**1/1283 HEATHERTON ROAD NOBLE
PARK VIC 3174**

 3  1  1

Sold Price \$490,000 Sold Date 04-Jan-22

Distance **0.25km**



**7/2-4 FINTONIA ROAD NOBLE
PARK VIC 3174**

 3  1  1

Sold Price \$540,000 Sold Date 09-Mar-22

Distance **0.59km**



**2/28 JELLCOE STREET NOBLE
PARK VIC 3174**

 3  1  1

Sold Price \$590,000 Sold Date 18-Jan-22

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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