

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

7/1174 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

\$450,000

&

\$495,000

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

2/66 BOWMORE ROAD NOBLE PARK VIC 3174	\$490,000	11-Oct-24
6/25 BOWMORE ROAD NOBLE PARK VIC 3174	\$477,000	19-Dec-24
2/106 NOBLE STREET NOBLE PARK VIC 3174	\$471,000	21-Sep-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: 04 February 2025

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**2/66 BOWMORE ROAD NOBLE
PARK VIC 3174**

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Sold Price **\$490,000** Sold Date **11-Oct-24**Distance **1.43km****6/25 BOWMORE ROAD NOBLE
PARK VIC 3174**

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Sold Price ^{RS} **\$477,000** Sold Date **19-Dec-24**Distance **0.77km****2/106 NOBLE STREET NOBLE
PARK VIC 3174**

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Sold Price **\$471,000** Sold Date **21-Sep-24**Distance **1.4km**

RS = Recent sale

UN = Undisclosed Sale

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