

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

2/5 Logan Court 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Sep 2020

to

31 Aug 2021

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

4/2 Leman Crescent Noble Park VIC 3174	\$520,000	18-May-21
4/28 Stuart Street Noble Park VIC 3174	\$525,000	23-Jul-21
1/1377 Heatherton Road Dandenong North VIC 3175	\$520,000	26-Aug-21

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: 16 September 2021



4/2 Leman Crescent Noble Park VIC 3174 Sold Price **\$520,000** Sold Date **18-May-21**

 2  1  1

Distance **1.11km**



4/28 Stuart Street Noble Park VIC 3174 Sold Price ^{RS} **\$525,000** Sold Date **23-Jul-21**

 2  1  1

Distance **1.22km**



1/1377 Heatherton Road Dandenong North VIC 3175 Sold Price ^{RS} **\$520,000** Sold Date **26-Aug-21**

 2  2  1

Distance **1.31km**

RS = Recent sale **UN** = Undisclosed Sale

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