

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

15/1203 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Feb 2023

to

31 Jan 2024

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

3/35-37 ATHOL ROAD NOBLE PARK VIC 3174	\$508,000	04-Jan-24
1/77-79 KELVINSIDE ROAD NOBLE PARK VIC 3174	\$455,000	14-Dec-23
1/49 CHANDLER ROAD NOBLE PARK VIC 3174	\$450,000	04-Dec-23

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: 01 February 2024



3/35-37 ATHOL ROAD NOBLE PARK VIC 3174

 2
  1
  1

Sold Price

^{RS} **\$508,000** Sold Date **04-Jan-24**

Distance **1.78km**


1/77-79 KELVINSIDE ROAD NOBLE PARK VIC 3174

 2
  1
  1

Sold Price

^{RS} **\$455,000** Sold Date **14-Dec-23**

Distance **1.18km**


1/49 CHANDLER ROAD NOBLE PARK VIC 3174

 1
  1
  1

Sold Price

^{RS} **\$450,000** Sold Date **04-Dec-23**

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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