

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

1/30 HEYINGTON CRESCENT NOBLE PARK NORTH 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$763,000

Property type

House

Suburb

Noble Park North

Period-from

01 Sep 2023

to

31 Aug 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

5/16-18 WIMPOLE STREET NOBLE PARK NORTH VIC 3174	\$535,000	06-May-24
2/6 LIEGE AVENUE NOBLE PARK VIC 3174	\$540,000	02-Apr-24
6/3 SUNLINE AVENUE NOBLE PARK NORTH VIC 3174	\$620,000	30-May-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: 19 September 2024



**5/16-18 WIMPOLE STREET NOBLE
PARK NORTH VIC 3174**

 2  1  1

Sold Price

\$535,000

Sold Date **06-May-24**

Distance

0.32km



**2/6 LIEGE AVENUE NOBLE PARK
VIC 3174**

 2  1  1

Sold Price

\$540,000

Sold Date **02-Apr-24**

Distance

0.88km



**6/3 SUNLINE AVENUE NOBLE
PARK NORTH VIC 3174**

 3  2  2

Sold Price

\$620,000

Sold Date **30-May-24**

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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