

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

4/49 Ardgower 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Nov 2020

to

31 Oct 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

2/51 Ellt Crescent Noble Park VIC 3174	\$575,000	22-May-21
74 Dunblane Road Noble Park VIC 3174	\$561,000	27-May-21
84 Quarter Circuit Springvale VIC 3171	\$600,000	25-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: 08 November 2021



2/51 Ellt Crescent Noble Park VIC 3174

Sold Price

\$575,000

Sold Date

22-May-21

 2

 2

 1

Distance

0.41km



74 Dunblane Road Noble Park VIC 3174

Sold Price

^{RS} **\$561,000**

Sold Date

27-May-21

 2

 2

 1

Distance

0.65km



84 Quarter Circuit Springvale VIC 3171

Sold Price

\$600,000

Sold Date

25-Aug-21

 2

 2

 1

Distance

1.85km

RS = Recent sale

UN = Undisclosed Sale

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