

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

3/160 CORRIGAN 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

\$395,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jun 2022

to

31 May 2023

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

8/3-5 ALLAN STREET NOBLE PARK VIC 3174	\$435,000	29-May-23
1/1 PRIOR ROAD NOBLE PARK VIC 3174	\$420,000	16-Mar-23
2/14-16 CALLANDER ROAD NOBLE PARK VIC 3174	\$386,000	23-Mar-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: 28 June 2023



8/3-5 ALLAN STREET NOBLE PARK VIC 3174 Sold Price

^{RS}
\$435,000

Sold Date **29-May-23**

 2
  1
  2

Distance **0.47km**


1/1 PRIOR ROAD NOBLE PARK VIC 3174 Sold Price

\$420,000

Sold Date **16-Mar-23**

 2
  1
  1

Distance **0.3km**


2/14-16 CALLANDER ROAD NOBLE PARK VIC 3174 Sold Price

\$386,000

Sold Date **23-Mar-23**

 2
  1
  1

Distance **1.18km**
RS = Recent sale

UN = Undisclosed Sale

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