

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

1/50 BOWMORE 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Dec 2023

to

30 Nov 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

2/66 BOWMORE ROAD NOBLE PARK VIC 3174	\$490,000	11-Oct-24
1/52 AMBRIE CRESCENT NOBLE PARK VIC 3174	\$505,000	24-Aug-24
3/7 ALLAN STREET NOBLE PARK VIC 3174	\$535,000	16-Oct-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: 23 December 2024

**2/66 BOWMORE ROAD NOBLE
PARK VIC 3174**

2 1 1

Sold Price **\$490,000** Sold Date **11-Oct-24**Distance **0.17km****1/52 AMBRIE CRESCENT NOBLE
PARK VIC 3174**

2 1 1

Sold Price **\$505,000** Sold Date **24-Aug-24**Distance **0.42km****3/7 ALLAN STREET NOBLE PARK
VIC 3174**

2 1 1

Sold Price **\$535,000** Sold Date **16-Oct-24**Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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