

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

5/1199 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Nov 2023

to

31 Oct 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

14/1199 HEATHERTON ROAD NOBLE PARK VIC 3174	\$510,000	01-Jun-24
10/2 ALAMEIN STREET NOBLE PARK VIC 3174	\$481,000	20-May-24
7/1203 HEATHERTON ROAD NOBLE PARK VIC 3174	\$480,000	01-Jul-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: 13 November 2024



**14/1199 HEATHERTON ROAD
NOBLE PARK VIC 3174**

2 1 1

Sold Price **\$510,000** Sold Date **01-Jun-24**

Distance **0.06km**



**10/2 ALAMEIN STREET NOBLE
PARK VIC 3174**

2 1 1

Sold Price **\$481,000** Sold Date **20-May-24**

Distance **1.56km**



**7/1203 HEATHERTON ROAD
NOBLE PARK VIC 3174**

2 1 1

Sold Price **\$480,000** Sold Date **01-Jul-24**

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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