

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

4/22 Latimer Street 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

\$380,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Feb 2019

to

31 Jan 2020

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

6/120-122 Buckley Street Noble Park VIC 3174	\$488,000	15-Aug-19
1/148 Buckley Street Noble Park VIC 3174	\$420,000	27-Nov-19
4/17 Knox Street Noble Park VIC 3174	\$424,000	15-Aug-19

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.~~

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6/120-122 Buckley Street Noble Park VIC 3174

 2  2  1

Sold Price **\$488,000** Sold Date **15-Aug-19**

Distance **0.1km**



1/148 Buckley Street Noble Park VIC 3174

 2  1  1

Sold Price **\$420,000** Sold Date **27-Nov-19**

Distance **0.19km**



4/17 Knox Street Noble Park VIC 3174

 2  1  1

Sold Price **\$424,000** Sold Date **15-Aug-19**

Distance **0.24km**



4/2 Rutherglen Street Noble Park VIC 3174

 2  1  2

Sold Price **\$485,000** Sold Date **16-Oct-19**

Distance **0.37km**



8/196 Corrigan Road Noble Park VIC 3174

 2  1  1

Sold Price **\$422,888** Sold Date **10-Sep-19**

Distance **0.67km**



7/35-37 Noble Street Noble Park VIC 3174

 2  1  1

Sold Price **\$420,000** Sold Date **23-Nov-19**

Distance **0.82km**

RS = Recent sale UN = Undisclosed Sale

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**2/1 Henderson Road Keysborough
VIC 3173**

Sold Price

\$388,000

Sold Date

10-Oct-19

 2

 1

 1

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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