

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

2/1202 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

\$430,000

&

\$473,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$533,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jul 2021

to

30 Jun 2022

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

2/43 CHANDLER ROAD NOBLE PARK VIC 3174	\$400,000	07-Mar-22
5/9 STUART STREET NOBLE PARK VIC 3174	\$450,500	25-Jan-22
3/72 BUCKLEY STREET NOBLE PARK VIC 3174	\$440,000	15-Feb-22

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: 11 July 2022



2/43 CHANDLER ROAD NOBLE PARK VIC 3174

Sold Price **\$400,000** Sold Date **07-Mar-22**

 2  1  1

Distance **0.5km**

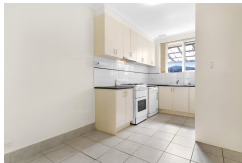


5/9 STUART STREET NOBLE PARK VIC 3174

Sold Price **\$450,500** Sold Date **25-Jan-22**

 2  1  1

Distance **0.52km**



3/72 BUCKLEY STREET NOBLE PARK VIC 3174

Sold Price **\$440,000** Sold Date **15-Feb-22**

 2  1  1

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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