

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

9/36 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

\$200,000

&

\$220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Sep 2023

to

31 Aug 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

| | | |
|---|-----------|-----------|
| 5/111 KELVINSIDE ROAD NOBLE PARK VIC 3174 | \$205,000 | 13-May-24 |
| 2/31 ALAMEIN STREET NOBLE PARK VIC 3174 | \$250,000 | 21-Jun-24 |
| 3/37 CORRIGAN ROAD NOBLE PARK VIC 3174 | \$245,000 | 26-Jun-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: 16 September 2024

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**5/111 KELVINSIDE ROAD NOBLE
PARK VIC 3174**

1 1 -

Sold Price

\$205,000

Sold Date **13-May-24**

Distance **0.44km**



**2/31 ALAMEIN STREET NOBLE
PARK VIC 3174**

1 1 1

Sold Price

\$250,000

Sold Date **21-Jun-24**

Distance **0.77km**



**3/37 CORRIGAN ROAD NOBLE
PARK VIC 3174**

1 1 1

Sold Price

\$245,000

Sold Date **26-Jun-24**

Distance **0.78km**



**5/62 FINTONIA ROAD NOBLE
PARK VIC 3174**

1 1 1

Sold Price

\$285,000

Sold Date **15-Apr-24**

Distance **0.92km**



**7/22 MOODEMERE STREET NOBLE
PARK VIC 3174**

1 1 -

Sold Price

^{RS} **\$300,000**

Sold Date **06-Sep-24**

Distance **2.32km**

RS = Recent sale

UN = Undisclosed Sale

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