

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

1/1 SIMPSON 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Sep 2021

to

31 Aug 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

1/4 TRAINOR COURT NOBLE PARK VIC 3174	\$521,000	21-Jul-22
2/59-61 DUNBLANE ROAD NOBLE PARK VIC 3174	\$550,000	26-Aug-22
7/2-4 FINTONIA ROAD NOBLE PARK VIC 3174	\$540,000	09-Mar-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: 01 September 2022



1/4 TRAINER COURT NOBLE PARK VIC 3174

Sold Price

\$521,000

Sold Date

21-Jul-22
 3

 1

 2

Distance

1.06km


2/59-61 DUNBLANE ROAD NOBLE PARK VIC 3174

Sold Price

^{RS} **\$550,000**

Sold Date

26-Aug-22
 3

 2

 2

Distance

1.53km


7/2-4 FINTONIA ROAD NOBLE PARK VIC 3174

Sold Price

\$540,000

Sold Date

09-Mar-22
 3

 1

 1

Distance

1.54km
RS = Recent sale

UN = Undisclosed Sale

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