

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

2/1 WALL 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Mar 2023

to

29 Feb 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

3/22 LEONARD AVENUE NOBLE PARK VIC 3174	\$515,000	06-Oct-23
1/4 FRANK STREET NOBLE PARK VIC 3174	\$501,500	12-Oct-23
1/148 CORRIGAN ROAD NOBLE PARK VIC 3174	\$490,000	28-Oct-23

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: 15 March 2024

**3/22 LEONARD AVENUE NOBLE
PARK VIC 3174**

2 2 -

Sold Price

\$515,000

Sold Date

06-Oct-23

Distance

0.18km**1/4 FRANK STREET NOBLE PARK
VIC 3174**

2 1 1

Sold Price

\$501,500

Sold Date

12-Oct-23

Distance

0.29km**1/148 CORRIGAN ROAD NOBLE
PARK VIC 3174**

2 1 1

Sold Price

\$490,000

Sold Date

28-Oct-23

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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