

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

144 Lightwood 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

\$775,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$676,500

Property type

House

Suburb

Noble Park

Period-from

01 Mar 2020

to

28 Feb 2021

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

27 Comber Street Noble Park VIC 3174	\$695,000	02-Nov-20
40 Comber Street Noble Park VIC 3174	\$695,000	10-Nov-20
26 Lawn Road Noble Park VIC 3174	\$862,000	19-Dec-20

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: 17 March 2021



27 Comber Street Noble Park VIC 3174

Sold Price

\$695,000

Sold Date **02-Nov-20**

 3  1  1

Distance **0.43km**



40 Comber Street Noble Park VIC 3174

Sold Price

Sold Date **10-Nov-20**

 3  1  1

Distance **0.51km**



26 Lawn Road Noble Park VIC 3174

Sold Price

^{RS} **\$862,000**

Sold Date **19-Dec-20**

 3  1  1

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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