

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

1/16 Mons Parade 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

\$510,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jan 2021

to

31 Dec 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

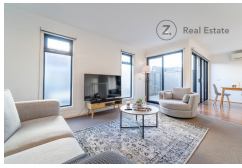
Date of sale

3/11 Wall Street Noble Park VIC 3174	\$550,000	10-Sep-21
3/60 Noble Street Noble Park VIC 3174	\$510,000	11-Oct-21
1/1377 Heatherton Road Dandenong North VIC 3175	\$520,000	09-Aug-21

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: 20 January 2022



3/11 Wall Street Noble Park VIC 3174

 2
  2
  1

Sold Price

\$550,000

Sold Date

10-Sep-21

Distance

0.62km


3/60 Noble Street Noble Park VIC 3174

 2
  2
  1

Sold Price

\$510,000

Sold Date

11-Oct-21

Distance

0.91km


1/1377 Heatherton Road Dandenong North VIC 3175

 2
  2
  1

Sold Price

\$520,000

Sold Date

09-Aug-21

Distance

1.91km
RS = Recent sale

UN = Undisclosed Sale

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