

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

6/13 WALLARANO DRIVE 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

\$460,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

Suburb

Noble Park

Period-from

01 May 2022

to

30 Apr 2023

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

3/163 CORRIGAN ROAD NOBLE PARK VIC 3174	\$460,000	27-Feb-23
4/19 STUART STREET NOBLE PARK VIC 3174	\$460,000	10-Oct-22
3/17 STUART STREET NOBLE PARK VIC 3174	\$470,000	03-Oct-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: 06 May 2023



3/163 CORRIGAN ROAD NOBLE PARK VIC 3174

2 1 1

Sold Price

\$460,000

Sold Date **27-Feb-23**

Distance **1.06km**


4/19 STUART STREET NOBLE PARK VIC 3174

2 1 1

Sold Price

Sold Date **10-Oct-22**

Distance **1.3km**


3/17 STUART STREET NOBLE PARK VIC 3174

2 1 1

Sold Price

\$470,000

Sold Date **03-Oct-22**

Distance **1.31km**

RS = Recent sale

UN = Undisclosed Sale

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