

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

7/1212 HEATHERTON 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

or range
between

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Oct 2022

to

30 Sep 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

1/11 FRENCH STREET NOBLE PARK VIC 3174	\$520,000	20-Apr-23
4/52 CHANDLER ROAD NOBLE PARK VIC 3174	\$460,000	06-Jul-23
3/8A DUNBLANE ROAD NOBLE PARK VIC 3174	\$510,000	06-Jun-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: 16 October 2023



1/11 FRENCH STREET NOBLE PARK VIC 3174

Sold Price

\$520,000

Sold Date

20-Apr-23


3



1



1

Distance

0.09km


4/52 CHANDLER ROAD NOBLE PARK VIC 3174

Sold Price

^{RS}
\$460,000

Sold Date

06-Jul-23


2



1



1

Distance

0.33km


3/8A DUNBLANE ROAD NOBLE PARK VIC 3174

Sold Price

\$510,000

Sold Date

06-Jun-23


2



1



1

Distance

0.38km
RS = Recent sale

UN = Undisclosed Sale

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