

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

96 LIEGE AVENUE 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$753,500

Property type

House

Suburb

Noble Park

Period-from

01 Mar 2021

to

28 Feb 2022

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

31 JOFFRE STREET NOBLE PARK VIC 3174	\$680,000	08-Oct-21
23 LIEGE AVENUE NOBLE PARK VIC 3174	\$705,000	05-Oct-21
12 BLABY STREET NOBLE PARK VIC 3174	\$690,500	02-Sep-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: 15 March 2022



31 JOFFRE STREET NOBLE PARK VIC 3174

3 2 2

Sold Price

\$680,000

Sold Date

08-Oct-21

Distance

0.42km


23 LIEGE AVENUE NOBLE PARK VIC 3174

3 1 1

Sold Price

\$705,000

Sold Date

05-Oct-21

Distance

0.65km


12 BLABY STREET NOBLE PARK VIC 3174

3 1 2

Sold Price

\$690,500

Sold Date

02-Sep-21

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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