

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

4/28 ALLAN STREET 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$533,000

Property type

Unit

Suburb

Noble Park

Period-from

01 May 2021

to

30 Apr 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

1/17 HENRY STREET NOBLE PARK VIC 3174	\$480,000	14-Jun-21
2/9 ALLAN STREET NOBLE PARK VIC 3174	\$450,000	28-Aug-21
2/16 FRANK STREET NOBLE PARK VIC 3174	\$452,500	26-Nov-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: 19 May 2022



1/17 HENRY STREET NOBLE PARK VIC 3174

2 1 1

Sold Price

\$480,000

Sold Date

14-Jun-21

Distance

0.13km



2/9 ALLAN STREET NOBLE PARK VIC 3174

2 1 2

Sold Price

\$450,000

Sold Date

28-Aug-21

Distance

0.14km



2/16 FRANK STREET NOBLE PARK VIC 3174

2 1 1

Sold Price

\$452,500

Sold Date

26-Nov-20

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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