

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

2/5 WILELA COURT 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Aug 2023

to

31 Jul 2024

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

6/30 FRENCH STREET NOBLE PARK VIC 3174	\$627,000	02-Mar-24
2/47 ARNOLD STREET NOBLE PARK VIC 3174	\$635,000	25-May-24
2/6 LIEGE AVENUE NOBLE PARK VIC 3174	\$540,000	02-Apr-24

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: 02 August 2024

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6/30 FRENCH STREET NOBLE PARK VIC 3174

2 1 1

Sold Price **\$627,000** Sold Date **02-Mar-24**

Distance **0.42km**



2/47 ARNOLD STREET NOBLE PARK VIC 3174

2 1 1

Sold Price ^{RS} **\$635,000** Sold Date **25-May-24**

Distance **0.49km**



2/6 LIEGE AVENUE NOBLE PARK VIC 3174

2 1 1

Sold Price **\$540,000** Sold Date **02-Apr-24**

Distance **0.53km**

RS = Recent sale UN = Undisclosed Sale

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