

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

1/58 Bowmore 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Oct 2020

to

30 Sep 2021

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

1/970 Heatherton Road Springvale South VIC 3172	\$750,000	04-May-21
3/119 Kelvinside Road Noble Park VIC 3174	\$700,000	08-May-21
2/119 Kelvinside Road Noble Park VIC 3174	\$700,000	08-May-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: 17 October 2021



**1/970 Heatherton Road Springvale
South VIC 3172**

 4  3  2

Sold Price

\$750,000

Sold Date

04-May-21

Distance

1.83km



**3/119 Kelvinside Road Noble Park
VIC 3174**

 4  2  2

Sold Price

\$700,000

Sold Date

08-May-21

Distance

0.53km



**2/119 Kelvinside Road Noble Park
VIC 3174**

 4  2  2

Sold Price

Sold Date

08-May-21

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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