

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	3/1086 Heatherton Road Noble Park, 3174
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$530,000 & \$583,000
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### Median sale price

Median price	\$545,000	Property Type	TOWNHOUSE	Suburb	NOBLE PARK
Period - From	01-Nov-2023	to	30-Sep-2024	Source	Corelogic

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	1/40 STUART STREET NOBLE PARK VIC 3174	\$640,000	24-Sep-2023
2	5/13 WALL STREET NOBLE PARK VIC 3174	\$570,000	23-Jul-2024
3	4/49 LEONARD AVENUE NOBLE PARK VIC 3174	\$550,000	18-Jul-2024

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