

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

4/45-47 Ardgower 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Sep 2020

to

31 Aug 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

5/35 Ardgower Road Noble Park VIC 3174	\$465,000	22-Mar-21
1/69 Dunblane Road Noble Park VIC 3174	\$460,000	21-Jun-21
3/20 Dunblane Road Noble Park VIC 3174	\$500,000	27-Feb-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: 29 September 2021



5/35 Ardgower Road Noble Park VIC 3174

Sold Price **\$465,000** Sold Date **22-Mar-21**

 2  1  1

Distance **0.11km**



1/69 Dunblane Road Noble Park VIC 3174

Sold Price **\$460,000** Sold Date **21-Jun-21**

 2  1  1

Distance **0.6km**



3/20 Dunblane Road Noble Park VIC 3174

Sold Price **\$500,000** Sold Date **27-Feb-21**

 2  1  2

Distance **1.12km**

RS = Recent sale UN = Undisclosed Sale

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