

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

6/137 CORRIGAN 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

\$250,000

&

\$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Nov 2023

to

31 Oct 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

2/20-24 NOBLE STREET NOBLE PARK VIC 3174	\$258,000	20-Aug-24
8/1 VINCENT CRESCENT NOBLE PARK VIC 3174	\$251,000	27-Aug-24
2/31 ALAMEIN STREET NOBLE PARK VIC 3174	\$250,000	21-Jun-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: 16 November 2024

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**2/20-24 NOBLE STREET NOBLE
PARK VIC 3174** 1  1  -

Sold Price

\$258,000Sold Date **20-Aug-24**

Distance

0.48km**8/1 VINCENT CRESCENT NOBLE
PARK VIC 3174** 1  1  -

Sold Price

\$251,000Sold Date **27-Aug-24**

Distance

1.13km**2/31 ALAMEIN STREET NOBLE
PARK VIC 3174** 1  1  1

Sold Price

\$250,000Sold Date **21-Jun-24**

Distance

0.98km**RS** = Recent sale**UN** = Undisclosed Sale

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