

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

2/1231-1235 HEATHERTON 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

\$570,000

&

\$627,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Dec 2022

to

30 Nov 2023

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

6/1227-1229 HEATHERTON ROAD NOBLE PARK VIC 3174	\$570,000	12-Oct-23
2/27 LEONARD AVENUE NOBLE PARK VIC 3174	\$585,000	06-Sep-23
3/7 WYUNA DRIVE NOBLE PARK VIC 3174	\$620,000	21-Nov-23

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: 06 December 2023



**6/1227-1229 HEATHERTON ROAD
NOBLE PARK VIC 3174**

 2  1  1

Sold Price

\$570,000

Sold Date

12-Oct-23

Distance

0.06km



**2/27 LEONARD AVENUE NOBLE
PARK VIC 3174**

 3  2  1

Sold Price

\$585,000

Sold Date

06-Sep-23

Distance

0.86km



**3/7 WYUNA DRIVE NOBLE PARK
VIC 3174**

 3  2  2

Sold Price

^{RS} **\$620,000** ^{UN}

Sold Date

21-Nov-23

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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