

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

2/28 Agnes Street 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Feb 2021

to

31 Jan 2022

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

3/17 Knox Street Noble Park VIC 3174	\$620,000	17-Dec-21
1/7 Raymond Street Noble Park VIC 3174	\$642,000	01-Oct-21
27 Crescent Street Noble Park VIC 3174	\$620,000	20-Dec-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: 21 February 2022



3/17 Knox Street Noble Park VIC 3174

Sold Price

\$620,000

Sold Date

17-Dec-21
 3

 2

 1

Distance

0.1km


1/7 Raymond Street Noble Park VIC 3174

Sold Price

\$642,000

Sold Date

01-Oct-21
 3

 2

 2

Distance

0.35km


27 Crescent Street Noble Park VIC 3174

Sold Price

\$620,000

Sold Date

20-Dec-21
 3

 2

 1

Distance

1.52km

RS = Recent sale

UN = Undisclosed Sale

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