

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

6/1193-1195 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

\$185,000

&

\$203,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jan 2021

to

31 Dec 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

16/30 Kelvinside Road Noble Park VIC 3174	\$200,000	31-Dec-21
8/36 Bowmore Road Noble Park VIC 3174	\$198,000	30-Aug-21
1/1 Somers Street Noble Park VIC 3174	\$209,999	20-Aug-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: 24 January 2022



16/30 Kelvinside Road Noble Park VIC 3174

Sold Price

^{RS} **\$200,000**

Sold Date

31-Dec-21

 1  1  1

Distance

0.35km



8/36 Bowmore Road Noble Park VIC 3174

Sold Price

\$198,000

Sold Date

30-Aug-21

 1  1  1

Distance

1km



1/1 Somers Street Noble Park VIC 3174

Sold Price

\$209,999

Sold Date

20-Aug-21

 1  1  1

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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