

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

2/48 AMBRIE CRESCENT 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

\$533,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jul 2021

to

30 Jun 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

4/35 NOCKOLDS CRESCENT NOBLE PARK VIC 3174	\$570,500	11-Apr-22
2/32 AMBRIE CRESCENT NOBLE PARK VIC 3174	\$587,500	16-May-22
1/35 ARDGOWER ROAD NOBLE PARK VIC 3174	\$540,000	18-Jan-22

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: 04 July 2022



4/35 NOCKOLDS CRESCENT NOBLE PARK VIC 3174

 2  1  1

Sold Price

\$570,500

Sold Date

11-Apr-22

Distance

0.14km


2/32 AMBRIE CRESCENT NOBLE PARK VIC 3174

 2  1  1

Sold Price

\$587,500

Sold Date

16-May-22

Distance

0.18km


1/35 ARDGOWER ROAD NOBLE PARK VIC 3174

 2  1  1

Sold Price

\$540,000

Sold Date

18-Jan-22

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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