

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

3/48 Rich 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

\$430,000

&

\$473,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Sep 2020

to

31 Aug 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

4/22 Leonard Avenue Noble Park VIC 3174	\$440,000	17-Jun-21
12/1199 Heatherton Road Noble Park VIC 3174	\$471,000	19-Jun-21
3/18 Liege Avenue Noble Park VIC 3174	\$463,000	22-Jun-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: 30 September 2021



4/22 Leonard Avenue Noble Park VIC 3174

 2  1  1

Sold Price

\$440,000

Sold Date

17-Jun-21

Distance

0.5km



12/1199 Heatherton Road Noble Park VIC 3174

 2  1  1

Sold Price

\$471,000

Sold Date

19-Jun-21

Distance

0.97km



3/18 Liege Avenue Noble Park VIC 3174

 2  1  1

Sold Price

\$463,000

Sold Date

22-Jun-21

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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