

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

1 AVOCA AVENUE 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

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

10 PIKE COURT NOBLE PARK VIC 3174	\$710,000	08-Jul-22
14 REUMAH COURT NOBLE PARK VIC 3174	\$660,000	28-Jun-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: 28 July 2022



10 PIKE COURT NOBLE PARK VIC 3174

Sold Price

^{RS} **\$710,000**

Sold Date

08-Jul-22



3



1



1

Distance

0.93km



14 REUMAH COURT NOBLE PARK VIC 3174

Sold Price

^{RS} **\$660,000** ^{UN}

Sold Date

28-Jun-22



3



1



1

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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