

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

3/114 Railway Parade 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Oct 2019

to

30 Sep 2020

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 Joffre Street Noble Park VIC 3174	\$445,000	25-Jul-20
4/35-37 Noble Street Noble Park VIC 3174	\$445,000	21-Jul-20
3/23-25 Newman Avenue Noble Park VIC 3174	\$454,000	09-Jul-20

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: 09 October 2020



4/35 Joffre Street Noble Park VIC 3174

Sold Price

^{RS} \$445,000

Sold Date

25-Jul-20

 2

 1

 1

Distance

1.1km



4/35-37 Noble Street Noble Park VIC 3174

Sold Price

\$445,000

Sold Date

21-Jul-20

 2

 1

 1

Distance

2.69km



3/23-25 Newman Avenue Noble Park VIC 3174

Sold Price

\$454,000

Sold Date

09-Jul-20

 2

 1

 2

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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