

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 1/1259 Heatherton Road, Noble Park, VIC 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$700,000 & \$770,000

Median sale price

Median price \$550,000 Property Type Townhouse Suburb Noble Park (3174)
Period - From 01/01/2024 to 31/12/2024 Source pricefinder

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
1/178 BUCKLEY STREET, NOBLE PARK VIC 3174	\$740,000	16/10/2024
30 SMITH STREET, NOBLE PARK VIC 3174	\$750,000	29/11/2024
4/39 LEMAN CRESCENT, NOBLE PARK VIC 3174	\$730,000	19/11/2024

This Statement of Information was prepared on: 17/02/2025