

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

|                                                 |                                         |
|-------------------------------------------------|-----------------------------------------|
| <b>Address</b><br>Including suburb and postcode | 2/1057 Heatherton Road Noble Park, 3174 |
|-------------------------------------------------|-----------------------------------------|

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

|              |              |
|--------------|--------------|
| Single price | \$749,000.00 |
|--------------|--------------|

### Median sale price

|               |              |               |             |        |            |
|---------------|--------------|---------------|-------------|--------|------------|
| Median price  | \$752,000.00 | Property Type | TOWNHOUSE   | Suburb | NOBLE PARK |
| Period - From | 02-Feb-2021  | to            | 01-Feb-2022 | Source | REA        |

### Comparable property sales

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 | 1/35 Leman Crescent, Noble Park  | \$765,000.00 | 31-Oct-2021  |
| 2 | 1/51 Noble Street, Noble Park    | \$790,000.00 | 26-Nov-2021  |
| 3 | 3/46 Ambrie Crescent, Noble Park | \$725,000.00 | 30-Oct-2021  |

This statement of information was prepared on 22-Apr-2022 at 2:03:21 PM EST