

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

3/50 BOWMORE ROAD 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,500

Property type

Unit

Suburb

Noble Park

Period-from

01 May 2024

to

30 Apr 2025

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

1/50 BOWMORE ROAD NOBLE PARK VIC 3174	\$540,000	31-Mar-25
3/455-457 PRINCES HIGHWAY NOBLE PARK VIC 3174	\$500,000	01-May-25
2/21 MARNA COURT NOBLE PARK VIC 3174	\$522,000	01-Mar-25

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: 08 May 2025



1/50 BOWMORE ROAD NOBLE PARK VIC 3174

2 1 1

Sold Price

\$540,000

Sold Date

31-Mar-25

Distance

0km



3/455-457 PRINCES HIGHWAY NOBLE PARK VIC 3174

2 1 1

Sold Price

^{RS} **\$500,000**

Sold Date

01-May-25

Distance

0.56km



2/21 MARNA COURT NOBLE PARK VIC 3174

2 1 1

Sold Price

\$522,000

Sold Date

01-Mar-25

Distance

1.99km

RS = Recent sale

UN = Undisclosed Sale

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