

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

6/1227-1229 HEATHERTON 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Mar 2024

to

28 Feb 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

2/34 JASPER STREET NOBLE PARK VIC 3174	\$630,000	19-Nov-24
1/32 FRENCH STREET NOBLE PARK VIC 3174	\$640,000	09-Nov-24
1/15 SHEPRETH AVENUE NOBLE PARK VIC 3174	\$625,000	30-Dec-24

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: 06 March 2025



**2/34 JASPER STREET NOBLE
PARK VIC 3174**

 3
  1
  1

Sold Price **\$630,000** Sold Date **19-Nov-24**

Distance **0.84km**



**1/32 FRENCH STREET NOBLE
PARK VIC 3174**

 3
  1
  1

Sold Price **\$640,000** Sold Date **09-Nov-24**

Distance **0.26km**



**1/15 SHEPRETH AVENUE NOBLE
PARK VIC 3174**

 3
  1
  1

Sold Price **\$625,000** Sold Date **30-Dec-24**

Distance **0.76km**

RS = Recent sale UN = Undisclosed Sale

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