

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

2/1181-1183 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

or range
between

\$530,000

&

\$583,000

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

5/19 BRIGGS CRESCENT NOBLE PARK VIC 3174	\$570,000	07-Apr-25
3/8 NOBLE STREET NOBLE PARK VIC 3174	\$570,000	07-Dec-24
3/13 AMBRIE CRESCENT NOBLE PARK VIC 3174	\$565,000	20-Nov-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: 19 May 2025



5/19 BRIGGS CRESCENT NOBLE PARK VIC 3174

2 2 1

Sold Price

^{RS} \$570,000

Sold Date

07-Apr-25

Distance

0.22km



3/8 NOBLE STREET NOBLE PARK VIC 3174

2 2 1

Sold Price

\$570,000

Sold Date

07-Dec-24

Distance

0.57km



3/13 AMBRIE CRESCENT NOBLE PARK VIC 3174

2 1 1

Sold Price

\$565,000

Sold Date

20-Nov-24

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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