

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

10/1231-1235 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

\$570,000

&

\$627,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$459,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Mar 2019

to

29 Feb 2020

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

2/71 Callander Road Noble Park VIC 3174	\$614,000	20-Nov-19
2/58 Bowmore Road Noble Park VIC 3174	\$601,000	26-Oct-19
7/10 Raymond Street Noble Park VIC 3174	\$585,000	10-Oct-19

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: 27 March 2020



2/71 Callander Road Noble Park VIC 3174 Sold Price **\$614,000** Sold Date **20-Nov-19**

3 2 2

Distance **1.09km**



2/58 Bowmore Road Noble Park VIC 3174 Sold Price **\$601,000** Sold Date **26-Oct-19**

3 2 2

Distance **1.45km**



7/10 Raymond Street Noble Park VIC 3174 Sold Price **\$585,000** Sold Date **10-Oct-19**

3 2 2

Distance **1.19km**

RS = Recent sale UN = Undisclosed Sale

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