

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

1/7 MARSHALL STREET 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

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jul 2021

to

30 Jun 2022

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

1/1316 HEATHERTON ROAD NOBLE PARK VIC 3174	\$557,250	04-Jun-22
2/60 DUNBLANE ROAD NOBLE PARK VIC 3174	\$650,000	23-Apr-22
4/7 WYUNA DRIVE NOBLE PARK VIC 3174	\$581,500	06-Mar-22

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: 25 July 2022



**1/1316 HEATHERTON ROAD NOBLE
PARK VIC 3174** Sold Price

^{RS} **\$557,250** Sold Date **04-Jun-22**

 4  2  1

Distance **0.18km**



**2/60 DUNBLANE ROAD NOBLE
PARK VIC 3174** Sold Price

\$650,000 Sold Date **23-Apr-22**

 3  1  2

Distance **1.12km**



**4/7 WYUNA DRIVE NOBLE PARK
VIC 3174** Sold Price

\$581,500 Sold Date **06-Mar-22**

 3  2  2

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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