

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

1/5 NORRIS 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Nov 2022

to

31 Oct 2023

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

| | | |
|--|-----------|-----------|
| 2/26 MOODEMERE STREET NOBLE PARK VIC 3174 | \$550,000 | 12-Sep-23 |
| 1/1191 HEATHERTON ROAD NOBLE PARK VIC 3174 | \$580,000 | 17-Aug-23 |
| 3/8A DUNBLANE ROAD NOBLE PARK VIC 3174 | \$510,000 | 06-Jun-23 |

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 November 2023



2/26 MOODEMERE STREET NOBLE Sold Price **\$550,000** Sold Date **12-Sep-23**
PARK VIC 3174
 🛏️ 2 🚿 1 🚗 1 Distance **0.78km**



1/1191 HEATHERTON ROAD NOBLE Sold Price ^{RS} **\$580,000** Sold Date **17-Aug-23**
PARK VIC 3174
 🛏️ 2 🚿 1 🚗 3 Distance **0.81km**



3/8A DUNBLANE ROAD NOBLE Sold Price **\$510,000** Sold Date **06-Jun-23**
PARK VIC 3174
 🛏️ 2 🚿 1 🚗 1 Distance **0.94km**



8/25-27 FINTONIA ROAD NOBLE Sold Price ^{RS} **\$542,840** Sold Date **16-Aug-23**
PARK VIC 3174
 🛏️ 2 🚿 1 🚗 2 Distance **1.14km**

RS = Recent sale UN = Undisclosed Sale

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