

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

1/16 AENONE AVENUE 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Feb 2023

to

31 Jan 2024

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

2/22 LEONARD AVENUE NOBLE PARK VIC 3174	\$545,000	10-Sep-23
4/2A KNOX STREET NOBLE PARK VIC 3174	\$580,000	21-Oct-23
4/17 JOY PARADE NOBLE PARK VIC 3174	\$625,000	25-Jan-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 February 2024

**2/22 LEONARD AVENUE NOBLE
PARK VIC 3174**

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Sold Price

\$545,000

Sold Date

10-Sep-23

Distance

1.13km**4/2A KNOX STREET NOBLE PARK
VIC 3174**

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Sold Price

\$580,000

Sold Date

21-Oct-23

Distance

0.59km**4/17 JOY PARADE NOBLE PARK
VIC 3174**

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Sold Price

^{RS} **\$625,000**

Sold Date

25-Jan-24

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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