

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

12/1203 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Mar 2023

to

29 Feb 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

4/262 CORRIGAN ROAD NOBLE PARK VIC 3174	\$435,000	18-Jan-24
1/77-79 KELVINSIDE ROAD NOBLE PARK VIC 3174	\$455,000	11-Dec-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 March 2024



**4/262 CORRIGAN ROAD NOBLE
PARK VIC 3174**

 2  1  1

Sold Price **\$435,000** Sold Date **18-Jan-24**

Distance **1.97km**



**1/77-79 KELVINSIDE ROAD NOBLE
PARK VIC 3174**

 2  1  1

Sold Price **\$455,000** Sold Date **11-Dec-23**

Distance **1.16km**

RS = Recent sale UN = Undisclosed Sale

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