

# 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 2/1316 Heatherton Road, Noble Park, VIC 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$640,000

&

\$670,000

### Median sale price

Median price

\$535,500

Property Type

House

Suburb

Noble Park (3174)

Period - From

01/07/2022

to

30/06/2023

Source

pricefinder

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
8/43-45 BOWMORE ROAD, NOBLE PARK VIC 3174	\$661,000	22/04/2023
3 FLEMING STREET, NOBLE PARK VIC 3174	\$672,000	06/07/2023
1/16 ATHOL ROAD, NOBLE PARK VIC 3174	\$646,000	19/06/2023

This Statement of Information was prepared on: 26/07/2023