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

2/16 NOCKOLDS CRESCENT NOBLE PARK VIC 3174

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	\$330,000	&	\$360,000
Median sale price (*Delete house or unit as app	plicable)				
Median Price	\$550,000	Property type	Unit	Suburb	Noble Park
Γ					

29 Feb 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 Mar 2023

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.

to

Address of comparable property	Price	Date of sale
8/64-66 CALLANDER ROAD NOBLE PARK VIC 3174	\$387,000	14-Dec-23
5/471 PRINCES HIGHWAY NOBLE PARK VIC 3174	\$360,000	08-Dec-23
2/471 PRINCES HIGHWAY NOBLE PARK VIC 3174	\$330,000	30-Nov-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: 13 March 2024



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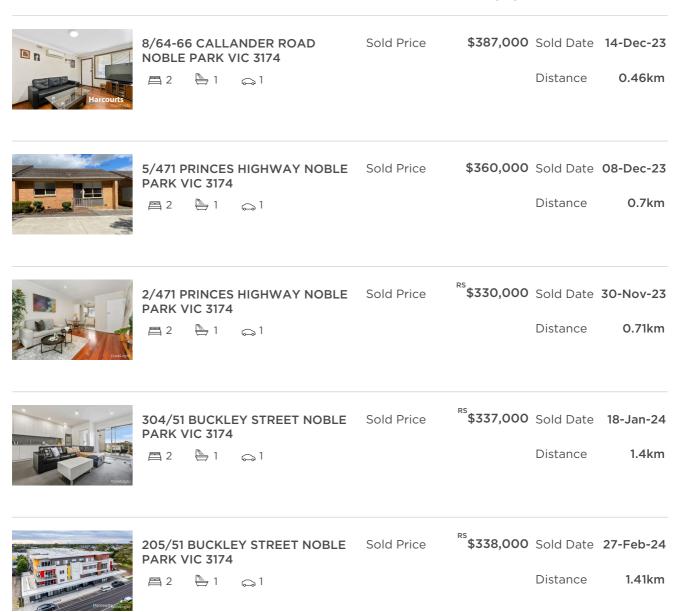


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RS = Recent sale UN = Undisclosed Sale

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