

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	3/1086 Heatherton Road Noble Park, 3174
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### Indicative selling price

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

Range between	\$580,000 & \$638,000
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### Median sale price

Median price	\$540,000	Property Type	TOWNHOUSE	Suburb	NOBLE PARK
Period - From	01-Oct-2022	to	30-Sep-2023	Source	Corelogic

### Comparable property sales

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
1	4/1086 HEATHERTON ROAD NOBLE PARK VIC 3174	\$700,000	26-Jul-2023
2	6/1086 HEATHERTON ROAD NOBLE PARK VIC 3174	\$700,000	26-Jul-2023
3	4/43 FRENCH STREET NOBLE PARK VIC 3174	\$630,000	30-Sep-2023

This statement of information was prepared on 23-Jan-2024 at 2:56:16 PM EST