

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

4/73 BOWMORE 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,420

Property type

Unit

Suburb

Noble Park

Period-from

01 Apr 2023

to

31 Mar 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

4/14 BOWMORE ROAD NOBLE PARK VIC 3174	590000	20-Nov-23
2/25 DUNBLANE ROAD NOBLE PARK VIC 3174	605000	22-Jan-24
18 ARDGOWER ROAD NOBLE PARK VIC 3174	590000	28-Mar-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: 11 April 2024

**4/14 BOWMORE ROAD NOBLE
PARK VIC 3174**

3 1 1

Sold Price ^{RS} **590000** Sold Date **20-Nov-23**Distance **0.5km****2/25 DUNBLANE ROAD NOBLE
PARK VIC 3174**

3 2 2

Sold Price **605000** Sold Date **22-Jan-24**Distance **0.98km****18 ARDGOWER ROAD NOBLE
PARK VIC 3174**

3 2 1

Sold Price ^{RS} **590000** ^{UN} Sold Date **28-Mar-24**Distance **0.42km****RS** = Recent sale **UN** = Undisclosed Sale

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