

## 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

6/1231-1235 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) (\*Delete single price or range as applicable)

Single-Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Feb 2023

to

31 Jan 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

2/1231-1235 HEATHERTON ROAD NOBLE PARK VIC 3174	\$626,000	08-Dec-23
15/42 LIEGE AVENUE NOBLE PARK VIC 3174	\$645,000	06-Nov-23
16/80-82 ELLENDALE ROAD NOBLE PARK VIC 3174	\$610,000	01-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: 01 February 2024



2/1231-1235 HEATHERTON ROAD  
NOBLE PARK VIC 3174

 3  2  2

Sold Price

<sup>RS</sup>

**\$626,000**

Sold Date

**08-Dec-23**

Distance

**0.03km**



15/42 LIEGE AVENUE NOBLE PARK  
VIC 3174

 3  2  2

Sold Price

**\$645,000**

Sold Date

**06-Nov-23**

Distance

**0.75km**



16/80-82 ELLENDALE ROAD  
NOBLE PARK VIC 3174

 3  2  2

Sold Price

**\$610,000**

Sold Date

**01-Nov-23**

Distance

**0.83km**

**RS = Recent sale**

**UN = Undisclosed Sale**

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