

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 HARRISON DRIVE 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,420

Property type

Unit

Suburb

Noble Park

Period-from

01 May 2023

to

30 Apr 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

6/33 JONES ROAD DANDENONG VIC 3175	\$630,000	08-Dec-23
15/42 LIEGE AVENUE NOBLE PARK VIC 3174	\$645,000	06-Nov-23
2/1231-1235 HEATHERTON ROAD NOBLE PARK VIC 3174	\$626,000	08-Dec-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 May 2024

**6/33 JONES ROAD DANDENONG
VIC 3175**

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Sold Price

\$630,000Sold Date **08-Dec-23**Distance **0.84km****15/42 LIEGE AVENUE NOBLE PARK
VIC 3174**

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Sold Price

\$645,000Sold Date **06-Nov-23**Distance **0.94km****2/1231-1235 HEATHERTON ROAD
NOBLE PARK VIC 3174**

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Sold Price

\$626,000Sold Date **08-Dec-23**Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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