

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

4/7 Wyuna 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Feb 2021

to

31 Jan 2022

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

5/34 Kelvinside Road Noble Park VIC 3174	\$530,000	09-Oct-21
14/7 Wyuna Drive Noble Park VIC 3174	\$540,000	07-Sep-21
1/7 Wyuna Drive Noble Park VIC 3174	\$568,000	04-Dec-21

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.~~

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OBrien Real Estate

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5/34 Kelvinside Road Noble Park VIC 3174

3 1 1

Sold Price

\$530,000

Sold Date

09-Oct-21

Distance

0.81km



14/7 Wyuna Drive Noble Park VIC 3174

3 2 2

Sold Price

\$540,000

Sold Date

07-Sep-21

Distance

0.03km



1/7 Wyuna Drive Noble Park VIC 3174

3 2 2

Sold Price

^{RS} **\$568,000**

Sold Date

04-Dec-21

Distance

0.02km

RS = Recent sale

UN = Undisclosed Sale

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