

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

12 Avon Street 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

\$579,000

&

\$636,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Mar 2020

to

28 Feb 2021

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

1/4 Agnes Street Noble Park VIC 3174	\$658,500	05-Jan-21
2/17 Rex Court Noble Park VIC 3174	\$656,500	20-Feb-21
3/12 Bloomfield Road Noble Park VIC 3174	\$620,000	24-Mar-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.~~

This Statement of Information was prepared on: 28 March 2021



1/4 Agnes Street Noble Park VIC 3174

Sold Price

\$658,500

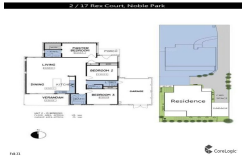
Sold Date

05-Jan-21

 3  2  1

Distance

1.07km



2/17 Rex Court Noble Park VIC 3174

Sold Price

^{RS} **\$656,500**

Sold Date

20-Feb-21

 3  2  1

Distance

1.53km



3/12 Bloomfield Road Noble Park VIC 3174

Sold Price

^{RS} **\$620,000**

Sold Date

24-Mar-21

 3  2  1

Distance

1.53km



3/82 Callander Road Noble Park VIC 3174

Sold Price

^{RS} **\$617,500** ^{UN}

Sold Date

18-Mar-21

 3  2  1

Distance

1.61km

RS = Recent sale

UN = Undisclosed Sale

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