

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

5/1212 Heatherton 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

\$489,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Oct 2020

to

30 Sep 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

4/1212 Heatherton Road Noble Park VIC 3174	\$430,000	24-May-21
2/1212 Heatherton Road Noble Park VIC 3174	\$510,000	20-Feb-21
8/1234-1236 Heatherton Road Noble Park VIC 3174	\$465,000	04-Nov-20

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: 27 October 2021



4/1212 Heatherton Road Noble Park VIC 3174 Sold Price **\$430,000** Sold Date **24-May-21**

 2  1  1

Distance **0.01km**



2/1212 Heatherton Road Noble Park VIC 3174 Sold Price **\$510,000** Sold Date **20-Feb-21**

 2  1  2

Distance **0.02km**



8/1234-1236 Heatherton Road Noble Park VIC 3174 Sold Price **\$465,000** Sold Date **04-Nov-20**

 2  1  1

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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