

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

2/31 VERBENA CRESCENT 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

\$589,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Sep 2023

to

31 Aug 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

2/223 CORRIGAN ROAD NOBLE PARK VIC 3174	\$590,000	22-Jun-23
4/2A KNOX STREET NOBLE PARK VIC 3174	\$580,000	21-Oct-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: 02 September 2024

**2/223 CORRIGAN ROAD NOBLE PARK VIC 3174**

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Sold Price

\$590,000

Sold Date

22-Jun-23

Distance

0.65km**4/2A KNOX STREET NOBLE PARK VIC 3174**

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Sold Price

\$580,000

Sold Date

21-Oct-23

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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