

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

3/9 Knox 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

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$436,500

Property type

Unit

Suburb

Noble Park

Period-from

01 Oct 2018

to

30 Sep 2019

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

| | | |
|---------------------------------------|-----------|-----------|
| 2/8 Knox Street Noble Park VIC 3174 | \$630,000 | 12-Jul-19 |
| 2/39 Noble Street Noble Park VIC 3174 | \$517,500 | 29-Jun-19 |
| | | |

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: 14 October 2019



2/8 Knox Street Noble Park VIC 3174

 3  2  2

Sold Price **\$630,000** Sold Date **12-Jul-19**

Distance **0.08km**



2/39 Noble Street Noble Park VIC 3174

 3  2  2

Sold Price **\$517,500** Sold Date **29-Jun-19**

Distance **0.63km**

RS = Recent sale UN = Undisclosed Sale

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