

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$469,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Noble Park

Period-from

01 May 2020

to

30 Apr 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

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
6/25A Leonard Avenue Noble Park VIC 3174	\$480,000	12-Feb-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: 18 May 2021



**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**



**6/25A Leonard Avenue Noble Park VIC 3174** Sold Price **\$480,000** Sold Date **12-Feb-21**

 2  2  1

Distance **0.71km**

RS = Recent sale      UN = Undisclosed Sale

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