

STATEMENT OF INFORMATION

2/13 FLINDERS STREET, NOBLE PARK, VIC 3174

PREPARED BY TONY MUAREMOV, GR8 EST8 AGENTS, PHONE: 0412535195




STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

PRIOR TO APPOINTMENT

Prior to registering for an appointment, we kindly ask you do the following to protect the health and safety of our staff and our community.

Thank you for understanding.



1. Research Property
Thoroughly research the property and location to ensure it's suitable.

2. Consider Sale Range
Be aware of the market, sale range and how confident that you are in making a purchase today.

3. Drive Past Property
If the property is in your area, consider driving past to view the property.

4. Call Us
Please call and if you have any unexplained questions, and we'll be more than happy to assist.

2/13 FLINDERS STREET, NOBLE PARK,



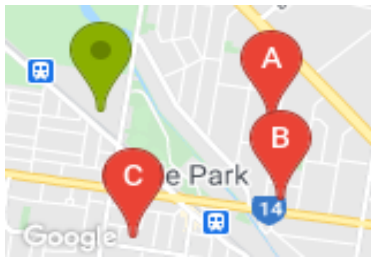
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$430,000 to \$473,000

Provided by: Tony Muaremov, Gr8 Est8 Agents

MEDIAN SALE PRICE



NOBLE PARK, VIC, 3174

Suburb Median Sale Price (Unit)

\$450,000

01 October 2019 to 30 September 2020

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



3/60 DUNBLANE RD, NOBLE PARK, VIC 3174



Sale Price

***\$472,000**

Sale Date: 30/10/2020

Distance from Property: 1.1km



9/1199 HEATHERTON RD, NOBLE PARK, VIC



Sale Price

***\$455,000**

Sale Date: 29/10/2020

Distance from Property: 1.3km



4/35 NOBLE ST, NOBLE PARK, VIC 3174



Sale Price

***\$445,000**

Sale Date: 21/07/2020

Distance from Property: 933m



This report has been compiled on 27/11/2020 by Gr8 Est8 Agents. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

2/13 FLINDERS STREET, NOBLE PARK, VIC 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$430,000 to \$473,000

Median sale price

Median price

\$450,000

Property type

Unit

Suburb

NOBLE PARK

Period

01 October 2019 to 30 September 2020

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

3/60 DUNBLANE RD, NOBLE PARK, VIC 3174	*\$472,000	30/10/2020
9/1199 HEATHERTON RD, NOBLE PARK, VIC 3174	*\$455,000	29/10/2020
4/35 NOBLE ST, NOBLE PARK, VIC 3174	*\$445,000	21/07/2020

This Statement of Information was prepared on:

27/11/2020