

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

4/2A 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

or range
between

\$458,000

&

\$501,800

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Sep 2022

to

31 Aug 2023

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

4/10 BLOOMFIELD ROAD NOBLE PARK VIC 3174	\$542,000	31-Aug-23
6/13 WALLARANO DRIVE NOBLE PARK VIC 3174	\$455,000	12-May-23
3/29 ARENA SQUARE NOBLE PARK VIC 3174	\$564,000	12-Aug-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: 21 September 2023

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**4/10 BLOOMFIELD ROAD NOBLE
PARK VIC 3174**

2 1 1

Sold Price

^{RS} **\$542,000** Sold Date **31-Aug-23**

Distance **0.53km**



**6/13 WALLARANO DRIVE NOBLE
PARK VIC 3174**

2 1 2

Sold Price

\$455,000 Sold Date **12-May-23**

Distance **0.65km**



**3/29 ARENA SQUARE NOBLE
PARK VIC 3174**

2 1 1

Sold Price

\$564,000 Sold Date **12-Aug-23**

Distance **0.57km**

RS = Recent sale **UN** = Undisclosed Sale

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