

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

2/21 Gatcum Court 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

\$520,000

&

\$572,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jan 2020

to

31 Dec 2020

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

4/51 Fintonia Road Noble Park VIC 3174	\$528,500	13-Oct-20
8/28-30 Dunblane Road Noble Park VIC 3174	\$533,000	11-Dec-20
1/1227-1229 Heatherton Road Noble Park VIC 3174	\$550,000	06-Aug-20

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 January 2021



4/51 Fintonia Road Noble Park VIC 3174 Sold Price **\$528,500** Sold Date **13-Oct-20**

 3  1  2

Distance **0.14km**



8/28-30 Dunblane Road Noble Park VIC 3174 Sold Price ^{RS} **\$533,000** Sold Date **11-Dec-20**

 3  2  1

Distance **0.47km**



1/1227-1229 Heatherton Road Noble Park VIC 3174 Sold Price **\$550,000** Sold Date **06-Aug-20**

 3  1  1

Distance **0.5km**

RS = Recent sale UN = Undisclosed Sale

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