

## 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

1/32 French Street 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

or range  
between

\$470,000

&

\$517,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Mar 2020

to

28 Feb 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

3/33 Leman Crescent Noble Park VIC 3174	\$510,000	05-Nov-20
8/1234-1236 Heatherton Road Noble Park VIC 3174	\$465,000	04-Nov-20
1/40 Leman Crescent Noble Park VIC 3174	\$450,000	30-Sep-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: 09 March 2021

**3/33 Leman Crescent Noble Park  
VIC 3174**

3 2 2

Sold Price **\$510,000** Sold Date **05-Nov-20**Distance **0.1km****8/1234-1236 Heatherton Road  
Noble Park VIC 3174**

2 1 1

Sold Price **\$465,000** Sold Date **04-Nov-20**Distance **0.1km****1/40 Leman Crescent Noble Park  
VIC 3174**

3 1 1

Sold Price **\$450,000** Sold Date **30-Sep-19**Distance **0.21km**

RS = Recent sale      UN = Undisclosed Sale

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