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	5/35 Ardgower Road 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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$746,000	Property type	Other	Suburb	Noble Park
Period-from	01 Nov 2020	to	31 Oct 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
4/43 Ardgower Road Noble Park VIC 3174	$508,888	30-Sep-21
2/43 Ardgower Road Noble Park VIC 3174	$495,500	26-Jul-21
2/47 Ellt Crescent Noble Park VIC 3174	$530,000	15-Jul-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: 16 November 2021

RE/MAX Property Specialists

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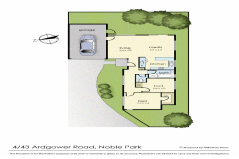

4/43 Ardgower Road Noble Park VIC 3174

2 1 1

Sold Price RS $508,888 Sold Date 30-Sep-21

Distance 0.06km



2/43 Ardgower Road Noble Park VIC 3174

2 1 1

Sold Price $495,500 Sold Date 26-Jul-21

Distance 0.07km



2/47 Ellt Crescent Noble Park VIC 3174

2 1 1

Sold Price $530,000 Sold Date 15-Jul-21

Distance 0.47km

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

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