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	1/14 BOWMORE 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	$630,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	Property type	Unit	Suburb	Noble Park
Period-from	01 Feb 2022	to	31 Jan 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
5/43-45 BOWMORE ROAD NOBLE PARK VIC 3174	$642,000	18-Oct-22
2/2 GELL COURT NOBLE PARK VIC 3174	$659,000	12-Nov-22
3/5 THROUGH ROAD NOBLE PARK VIC 3174	$630,000	10-Sep-22

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: 08 February 2023

Max Mandzic
P 03 9213 3000
M 0435285123
E max.mandzic@hockingstuart.com



5/43-45 BOWMORE ROAD NOBLE PARK VIC 3174

4 1 4

Sold Price **$642,000** Sold Date **18-Oct-22**

Distance **0.24km**



2/2 GELL COURT NOBLE PARK VIC 3174

3 2 1

Sold Price **$659,000** Sold Date **12-Nov-22**

Distance **0.75km**



3/5 THROUGH ROAD NOBLE PARK VIC 3174

3 2 1

Sold Price **$630,000** Sold Date **10-Sep-22**

Distance **0.36km**

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

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