Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode

46 and 46a Athol Road Noble Park, 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between $685,000.00 & $750,000.00

Median sale price

Median price $725,000.00 Property Type HOUSE Suburb NOBLE PARK

Period - From 01-Sep-2020 to 30-Aug-2021 Source REA

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	118A Kelvinside Road, Noble Park, Vic 3174	$750,000.00	05-Aug-2021
2	7 Vernon Court, Noble Park, Vic 3174	$760,000.00	18-Jun-2021
3	41 Edith Street, Noble Park, Vic 3174	$730,000.00	23-Aug-2021

This statement of information was prepared on 09-Oct-2021 at 12:18:45 PM EST