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	24/196 Corrigan Road, Noble Park, VIC 3174

Indicative selling price

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

Single price		or range between	$520,000	&	$555,000

Median sale price

Median price	$ 751,500	Property type	House	Suburb	NOBLE PARK
Period - From	19/08/2021	to	15/02/2022	Source	core_logic

Comparable property sales

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 six months.

	Address of comparable property	Price	Date of sale
1	2/138 Corrigan Road Noble Park Vic 3174	$525,000	2021-12-13
2	1/26 Moodemere Street, Noble Park Vic 3174	$500,000	2021-10-20
3	3/9 Arnold Street, Noble Park Vic 3174	$527,500	2021-09-19

This Statement of Information was prepared on: 15/02/2022

CONSUMER AFFAIRS VICTORIA