

## 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

1/4 Liege Avenue 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

\$455,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Feb 2019

to

31 Jan 2020

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

2/10 Cleal Court Noble Park VIC 3174	\$491,000	14-Aug-19
2/29 French Street Noble Park VIC 3174	\$491,500	09-Nov-19
2/74 Buckley Street Noble Park VIC 3174	\$500,000	06-Oct-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: 25 February 2020



**2/10 Cleal Court Noble Park VIC 3174**

 3  2  2

Sold Price

**\$491,000**

Sold Date **14-Aug-19**

Distance **0.33km**



**2/29 French Street Noble Park VIC 3174**

 2  1  1

Sold Price

**\$491,500**

Sold Date **09-Nov-19**

Distance **0.72km**



**2/74 Buckley Street Noble Park VIC 3174**

 3  2  1

Sold Price

**\$500,000**

Sold Date **06-Oct-19**

Distance **1.63km**

RS = Recent sale      UN = Undisclosed Sale

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