

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

6/74 DUNBLANE 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jul 2022

to

30 Jun 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

1/26 MONS PARADE NOBLE PARK VIC 3174	\$710,000	08-Jan-23
10 KIRK STREET NOBLE PARK VIC 3174	\$675,000	03-Mar-23
8/43-45 BOWMORE ROAD NOBLE PARK VIC 3174	\$661,000	22-Apr-23

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: 04 July 2023

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**1/26 MONS PARADE NOBLE PARK
VIC 3174**

3 2 1

Sold Price

\$710,000

Sold Date

08-Jan-23

Distance

0.45km**10 KIRK STREET NOBLE PARK VIC
3174**

3 2 1

Sold Price

\$675,000

Sold Date

03-Mar-23

Distance

0.75km**8/43-45 BOWMORE ROAD NOBLE
PARK VIC 3174**

3 2 1

Sold Price

\$661,000

Sold Date

22-Apr-23

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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