

STATEMENT OF INFORMATION

1/1057 HEATHERTON ROAD, NOBLE PARK, VIC 3174

PREPARED BY JUN LEE, LEYTON REAL ESTATE, PHONE: 0403452689



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/1057 HEATHERTON ROAD, NOBLE

 3  2  1

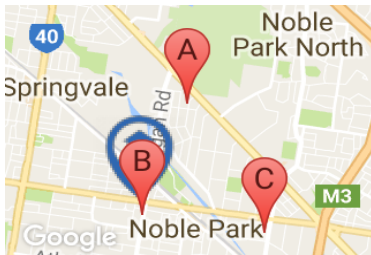
Indicative Selling Price

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

\$440,000 to \$480,000

Provided by: Jun Lee, Leyton Real Estate

SUBURB MEDIAN



NOBLE PARK, VIC, 3174

Suburb Median Sale Price (Unit)

\$408,400

01 October 2016 to 31 March 2017

Provided by: 

COMPARABLE PROPERTIES

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.



1/46 AMBRIE CRES, NOBLE PARK, VIC 3174

 3  2  2

Sale Price

\$520,000

Sale Date: 26/02/2017

Distance from Property: 1.5km



1/136 CORRIGAN RD, NOBLE PARK, VIC 3174

 3  2  1

Sale Price

***\$562,000**

Sale Date: 18/02/2017

Distance from Property: 217m



3/64 CHANDLER RD, NOBLE PARK, VIC 3174

 3  2  1

Sale Price

\$470,000

Sale Date: 21/12/2016

Distance from Property: 1.7km



This report has been compiled on 25/05/2017 by Leyton Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

1/1057 HEATHERTON ROAD, NOBLE PARK, VIC 3174

Indicative selling price

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

Single Price / Range

\$440,000 to \$480,000

Median sale price

Median price

\$408,400

House

Unit

X

Suburb

NOBLE PARK

Period

01 October 2016 to 31 March 2017

Source

pricfinder

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
1/46 AMBRIE CRES, NOBLE PARK, VIC 3174	\$520,000	26/02/2017
1/136 CORRIGAN RD, NOBLE PARK, VIC 3174	*\$562,000	18/02/2017
3/64 CHANDLER RD, NOBLE PARK, VIC 3174	\$470,000	21/12/2016