

Jun Lee

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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

1/96 Corrigan Road Noble Park VIC 3174

 3  1  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$570,000 & \$620,000

## Median Sale Price


\$460,000 Units in Noble park between 01 Sep 2017 - 31 Aug 2018

Source: CoreLogic



## Comparable Property Sales

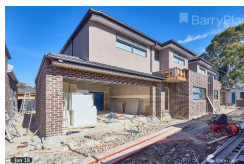
These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.





**1/5 Crescent Street Noble Park VIC 3174** Sold Price **\$650,000** Sold Date **26-May-18**  
 3  2  1 Distance **0.42km**



**2/28-30 Dunblane Road Noble Park VIC 3174** Sold Price **\$570,000** Sold Date **25-Jun-18**  
 3  2  2 Distance **1.01km**



**2/3 Reark Avenue Noble Park VIC 3174** Sold Price **\$640,000** Sold Date **19-Mar-18**  
 3  2  2 Distance **1.28km**

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**3/46 Ambrie Crescent Noble Park  
VIC 3174**3  2  1 

Sold Price

**\$630,000**

Sold Date

**25-May-18**

Distance

**1.28km**

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