

# 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 18 Warrawee 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)

Price Range

\$720,000

&

\$792,000

### Median sale price

Median price

\$715,000

Property Type

House

Suburb

Noble Park (3174)

Period - From

01/08/2020

to

31/07/2021

Source

Corelogic

### Comparable property sales

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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
9 WAHROONGA AVENUE, KEYSBOROUGH VIC 3173	\$769,000	10/02/2021
13 MIRANDA COURT, NOBLE PARK VIC 3174	\$788,000	23/03/2021
16 GREENGLADE COURT, NOBLE PARK VIC 3174	\$726,000	21/07/2021

This Statement of Information was prepared on: 03/08/2021