
STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

2/11 Holmes Street, Noble Park, VIC 3174

INDICATIVE SELLING PRICE

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

Range Between \$480,000 & \$509,000

MEDIAN SALE PRICE

Median price \$468,000 | House | Noble Park (3174)

Period - From 1 January 2018 to 31 December 2018 | Source - CoreLogic

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
4/141 CHANDLER ROAD, NOBLE PARK VIC 3174	\$505,000	30/08/2018
4/10-12 ELLENDALE ROAD, NOBLE PARK VIC 3174	\$460,000	13/10/2018
4/9 STUART STREET, NOBLE PARK VIC 3174	\$480,000	11/08/2018