
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

3/20 Allan Street, Noble Park, VIC 3174

INDICATIVE SELLING PRICE

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

Range Between \$450,000 & \$490,000

MEDIAN SALE PRICE

Median price \$445,000 | House | Noble Park (3174)

Period - From 1 June 2017 to 18 June 2018 | Source - www.realestate.com.au

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
2/49 ARDGOWER ROAD, NOBLE PARK VIC 3174	\$480,000	23/03/2018
7/42-44 LIEGE AVENUE, NOBLE PARK VIC 3174	\$450,000	05/04/2018
7/110-115 LIGHTWOOD ROAD, NOBLE PARK VIC 3174	\$455,000	26/04/2018