

## 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

**4 Kleine Street, 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)

**Single Price \$690,000**

### MEDIAN SALE PRICE

**Median price \$673,000 | House | Noble Park (3174)**

**Period - From 1 February 2018 to 31 January 2019 | Source - Core Logic**

### 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
<b>34 ARDGOWER ROAD, NOBLE PARK VIC 3174</b>	<b>\$950,000</b>	<b>23/01/2019</b>
<b>9 STACKPOOLE STREET, NOBLE PARK VIC 3174</b>	<b>\$690,000</b>	<b>08/12/2018</b>
<b>152 BUCKLEY STREET, NOBLE PARK VIC 3174</b>	<b>\$770,000</b>	<b>18/10/2018</b>