

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 Onslow Court, Noble Park, VIC 3174

INDICATIVE SELLING PRICE

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

Single Price \$650,000

MEDIAN SALE PRICE

Median price \$690,000 | House | Noble Park (3174)

Period - From 1 August 2017 to 31 July 2018 | 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
31 YARRAMAN ROAD, NOBLE PARK VIC 3174	\$645,000	09/05/2018
5 LUME COURT, NOBLE PARK VIC 3174	\$645,000	05/05/2018
73 MOODEMERE STREET, NOBLE PARK VIC 3174	\$650,000	19/07/2018