

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

2/19 Stuart Street, Noble Park, VIC 3174

INDICATIVE SELLING PRICE

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

Single Price \$449,000

MEDIAN SALE PRICE

Median price \$440,000 | House | Noble Park (3174)

Period - From 1 September 2017 to 17 September 2018 | Source - Realestate.com.au

COMPARABLE PROPERTY SALES

These are the three properties sold within five kilometres of the property for sale in the last 18 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
7/210 CORRIGAN ROAD, NOBLE PARK VIC 3174	\$438,500	11/10/2017
4/1212 HEATHERTON ROAD, NOBLE PARK VIC 3174	\$410,000	17/12/2019
7/42 LIEGE AVENUE, NOBLE PARK VIC 3174	\$450,000	05/04/2018