

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Indicative selling price

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

Between &

Median sale price

Median price House Y Suburb
 Period - From to Source

Comparable property sales

A* 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
1/202 Corrigan Road, Noble Park VIC 3174	\$628,000	17 June 2019
2/10 Henry Street, Noble Park VIC 3174	\$592,000	17 April 2019
1/6 Henry Street, Noble Park VIC 3174	\$639,000	26 July 2019

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.~~

Property data source: RP Data - Corelogic. Generated on 15 August 2019.