



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**1-6/38 Bowmore Road,
 NOBLE PARK 3174**

Indicative selling price

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

Range \$470,000 - \$510,000

Median sale price

Median Unit for **NOBLE PARK** for period **Feb 2018 - Jan 2019**

Sourced from **Core Logic**.

\$468,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

1/47 Bowmore Ave, Noble Park 3174	Price \$550,000 Sold 16 May 2018
1/49 Ardgoer Road, Noble Park 3174	Price \$620,000 Sold 06 October 2018
1/94 Kelvinside Road, Noble Park 3174	Price \$525,000 Sold

This Statement of Information was prepared on 16th Sep 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Core Logic.

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