
STATEMENT OF INFORMATION

INTERNET ADVERTISING FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

3/7 Stella Avenue, Noble Park, VIC 3174

INDICATIVE SELLING PRICE

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

Range Between \$650,000 & \$680,000

MEDIAN SALE PRICE

Median price \$475,000 | Unit | Noble Park (3174)

Period - From 1 May 2018 to 30 April 2019 | Source - CoreLogic

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
1/9 KNOX STREET, NOBLE PARK VIC 3174	\$645,000	09/02/2019
92A LIEGE AVENUE, NOBLE PARK VIC 3174	\$635,000	04/04/2019
3/19 NOCKOLDS CRESCENT, NOBLE PARK VIC 3174	\$648,000	27/03/2019