

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 4/22 French Street, NOBLE PARK 3174

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$459,000**

## Median sale price

Median **House** for **NOBLE PARK** for period **Apr 2018 - Mar 2019**  
Sourced from **pricefinder**.

**\$450,000**

## 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 the most comparable to the property for sale.

<b>4/26 Noble Street,</b> NOBLE PARK 3174	<b>Price \$480,000</b> Sold 06 February 2019
<b>4/21 Fintonia Road,</b> NOBLE PARK 3174	<b>Price \$450,000</b> Sold 21 February 2019
<b>2/63 Jellicoe Street,</b> NOBLE PARK 3174	<b>Price \$442,000</b> Sold 13 February 2019

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 pricefinder.

House

2 beds

1 baths

1 parking

## iSell Group Springvale

287 Springvale Road,  
Springvale VIC 3171

## Contact agents



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