

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

41 Harrison Drive, Noble Park

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$560,000 & \$616,000

Median sale price

(*Delete house or unit as applicable)

Median price \$450,000

*House

*Unit

X

Suburb

Noble Park

Period - From

Jan 19

to

June 19

Source

CoreLogic (RP Data)

Comparable property sales (*Delete A or B below as applicable)

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
11/25 Briggs Crescent, Noble Park	\$610,000	25 May 19
2 3/3 Sunline Avenue, Noble Park North	\$575,000	11 Jun 19
3 2/12 Liege Avenue, Noble Park	\$580,000	27 Feb 19

OR

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

Property data source: [REIV propertydata.com.au](http://REIVpropertydata.com.au). Generated on 8th July.