

Newcomb Secondary College

Secondary College

Ervin Reserve

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**6 Noel Road,
MOOLAP 3224**

Indicative selling price

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

Range \$750,000 - \$800,000

Median sale price

Median **House** for **MOOLAP** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

\$985,000

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.

3 Wiggs Road,
Moolap 3224

Price **\$797,000** Sold 10
August 2019

27 Manton Road,
Moolap 3224

Price **\$810,000** Sold 16
November 2018

181 Townsend Road,
Moolap 3224

Price **\$760,000** Sold 20
December 2018

This Statement of Information was prepared on 22nd Oct 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.



**Team 3216 Pty Ltd t/as
Hayeswinckle Agent**

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Contact agents



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