

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

14/1199 Heatherton Rd Noble Park, 3174

Indicative selling price

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

Range between \$400,000.00 & \$440,000.00

Median sale price

Median price \$400,000.00 Property Type UNIT Suburb NOBLE PARK

Period - From 04-Jan-2019 to 01-Nov-2019 Source realstate

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	4/8 Carter street noble park	\$426,000.00	14-Sep-2019
2	7/35-37 Noble Street, Noble Park,	\$420,000.00	23-Nov-2019
3	5/48-50 Chandler Road, Noble Park	\$385,000.00	15-Nov-2019

This statement of information was prepared on 11-Dec-2019 at 4:30:51 PM EST