

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 4 Verbena Crescent, Noble Park Vic 3174

Indicative selling price

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

Range between \$460,000 & \$500,000

Median sale price

Median price \$610,000 House Unit Suburb Noble Park

Period - From 01/01/2019 to 31/03/2019 Source REIV

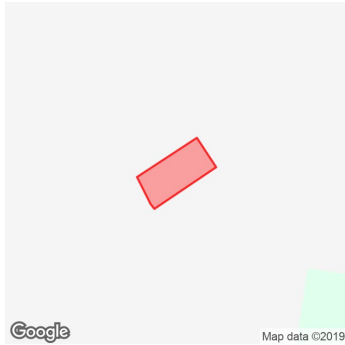
Comparable property sales (*Delete A or B below as applicable)

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
1	28 Thomas St NOBLE PARK 3174	\$510,000	01/06/2019
2	8 Jonathan Ct NOBLE PARK 3174	\$505,000	25/03/2019
3	29 Latimer St NOBLE PARK 3174	\$482,000	07/06/2019

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.



Rooms:
Property Type: House
Land Size: 545 sqm approx
 Agent Comments

Indicative Selling Price
 \$460,000 - \$500,000
Median House Price
 March quarter 2019: \$610,000

Comparable Properties



28 Thomas St NOBLE PARK 3174 (REI)

Agent Comments



Price: \$510,000
Method: Auction Sale
Date: 01/06/2019
Rooms: 4
Property Type: House (Res)
Land Size: 530 sqm approx



8 Jonathan Ct NOBLE PARK 3174 (REI/VG)

Agent Comments



Price: \$505,000
Method: Sold Before Auction
Date: 25/03/2019
Rooms: 4
Property Type: House (Res)
Land Size: 521 sqm approx



29 Latimer St NOBLE PARK 3174 (REI)

Agent Comments



Price: \$482,000
Method: Private Sale
Date: 07/06/2019
Rooms: 4
Property Type: House
Land Size: 525 sqm approx