

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

4 SANDRA AVENUE, NOBLE PARK, VIC 3174

Indicative selling price

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

Price Range: \$670,000 to \$730,000

Median sale price

Median price \$652,500

House

Unit

Suburb NOBLE PARK

Period 01 October 2017 to 31 December 2017

Source



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
5 MIRANDA CRT, NOBLE PARK, VIC 3174	\$720,000	21/10/2017
15 ARCADIA CRT, NOBLE PARK, VIC 3174	*\$670,000	09/11/2017
1 SANDY CRT, NOBLE PARK, VIC 3174	\$692,000	11/09/2017