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# 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  
 12 Flowervale Road Noble Park VIC 3174

### 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 \$680,000 & \$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$690,000 \*House  \*Unit  Suburb Noble Park  
 Period-from 01 Sep 2017 to 31 Aug 2018 Source Corelogic

### 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
9 Florence Street Noble Park VIC 3174	\$705,000	29-Mar-18
13 Taranto Drive Noble Park VIC 3174	\$690,000	15-Aug-18
135 Buckley Street Noble Park VIC 3174	\$720,000	27-Aug-18

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.~~

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**9 Florence Street Noble Park VIC 3174**

 3  1  1

Sold Price **\$705,000** Sold Date **29-Mar-18**

Distance **0.11km**



**13 Taranto Drive Noble Park VIC 3174**

 3  2  2

Sold Price **\$690,000** Sold Date **15-Aug-18**

Distance **0.52km**



**135 Buckley Street Noble Park VIC 3174**

 3  1  2

Sold Price **\$720,000** Sold Date **27-Aug-18**

Distance **0.78km**

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