



Jeffery Fung  
 P 95470345  
 M 0412 987 554  
 E jeffery.fung@leytonre.com.au

# 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: 3 Agana Avenue 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 \$600,000 & \$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price: \$673,000 \*House: X \*Unit: [ ] Suburb: Noble Park  
 Period-from: 01 Jan 2018 to 31 Dec 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 |
|--|-----------|--------------|
| 38 Newman Avenue Noble Park VIC 3174       | \$655,000 | 12-Sep-18    |
| 16 Charnfield Crescent Noble Park VIC 3174 | \$655,000 | 10-Dec-18    |
| 15 Stackpoole Street Noble Park VIC 3174   | \$664,000 | 19-Sep-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.~~

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



**38 Newman Avenue Noble Park VIC 3174** Sold Price **\$655,000** Sold Date **12-Sep-18**  
 Distance **0.47km**

 3  2  2



**16 Charnfield Crescent Noble Park VIC 3174** Sold Price Sold Date **10-Dec-18**  
 Distance **0.61km**

 3  2  2



**15 Stackpoole Street Noble Park VIC 3174** Sold Price **\$664,000** Sold Date **19-Sep-18**  
 Distance **0.48km**

 3  2  1

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.