

## 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

31 YARRAMAN ROAD, NOBLE PARK, VIC 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$650,000 to \$680,000

### Median sale price

Median price \$704,000

House

Unit

Suburb NOBLE PARK

Period 01 October 2017 to 31 March 2018

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
10 HILARY CRT, NOBLE PARK, VIC 3174	\$655,000	15/12/2017
19 EDITH ST, NOBLE PARK, VIC 3174	\$670,000	12/12/2017
8 BENNETT CRT, NOBLE PARK, VIC 3174	\$690,000	07/12/2017