

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address  
Including suburb and  
postcode

3 & 4 / 27 Arena Square, Noble Park, Vic, 3174

### Indicative selling price

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

| Unit type or class | Single price |                  | Lower price |   | Higher price |
|--------------------|--------------|------------------|-------------|---|--------------|
|                    |              | Or range between |             | & |              |
| 2 Bedroom Unit     |              | Or range between | \$420,000   | & | \$460,000    |
| 2 Bedroom Unit     |              | Or range between | \$400,000   | & | \$440,000    |

### Suburb unit median sale price

|               |                                   |        |            |
|---------------|-----------------------------------|--------|------------|
| Median price  | \$460,000                         | Suburb | Noble Park |
| Period - From | 01 January 2019 to 14 August 2019 | Source | RP Data    |

### Comparable property sales

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.

This Statement of Information was prepared on:

29/10/2019