

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

7 BALDWIN AVENUE, NOBLE PARK, VIC 3174


Indicative selling price

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

Single Price:

\$1,010,000 - \$1,075,000

Median sale price

Median price	<div style="border: 1px solid black; padding: 2px 10px;">\$687,000</div>	House	<div style="border: 1px solid black; padding: 2px 10px; text-align: center;">X</div>	Unit	<div style="border: 1px solid black; padding: 2px 10px;"></div>	Suburb	<div style="border: 1px solid black; padding: 2px 10px;">NOBLE PARK</div>
Period	<div style="border: 1px solid black; padding: 2px 10px;">01 April 2018 to 30 June 2018</div>		Source	<div style="border: 1px solid black; padding: 2px 10px; text-align: center;"></div>			

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.