

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

2/1057 Heatherton Road, Noble Park VIC 3174

Indicative selling price

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

Single Price / Range

\$650,000

Median sale price

Median price

\$438,500

*House

*Unit

X

Suburb

Noble Park

Period - From

01 July 2017 to 31 December 2017

Source

pricfinder

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
1. 19 Agnes Street, Noble Park	\$623,000	30/10/2017
2. 1/1 Avon Street, Noble Park	\$633,500	14/11/2017
3. 2/184 Corrigan Road, Noble Park	\$655,000	17/11/2017