

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

3/3 BALDWIN AVENUE, NOBLE PARK, VIC 3174

Indicative selling price

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

Single Price / Range

\$460,000 to \$490,000

Median sale price

Median price

\$385,000

House

Unit

X

Suburb

NOBLE PARK

Period

01 April 2016 to 31 March 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
2/4 MOYA CRES, NOBLE PARK, VIC 3174	*\$465,800	15/05/2017
6/124 HAROLD RD, NOBLE PARK, VIC 3174	\$472,000	28/01/2017
5/30 NOBLE ST, NOBLE PARK, VIC 3174	\$460,000	23/11/2016