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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
 35 Comber Street Noble Park VIC 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price or range between \$690,000 & \$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$690,000 *House *Unit Suburb Noble Park
 Period-from 01 Sep 2017 to 31 Aug 2018 Source Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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
30 Comber Street Noble Park VIC 3174	\$712,000	28-Jul-18
51 Jennings Street Noble Park VIC 3174	\$695,000	10-May-18
18 Page Close Noble Park VIC 3174	\$695,000	10-Jun-18

OR

B* ~~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.~~

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30 Comber Street Noble Park VIC 3174

 3  1  10

Sold Price **\$712,000** Sold Date **28-Jul-18**

Distance **0.12km**



51 Jennings Street Noble Park VIC 3174

 3  1  2

Sold Price **\$695,000** Sold Date **10-May-18**

Distance **0.38km**



18 Page Close Noble Park VIC 3174

 3  1  1

Sold Price Sold Date **10-Jun-18**

Distance **0.97km**

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