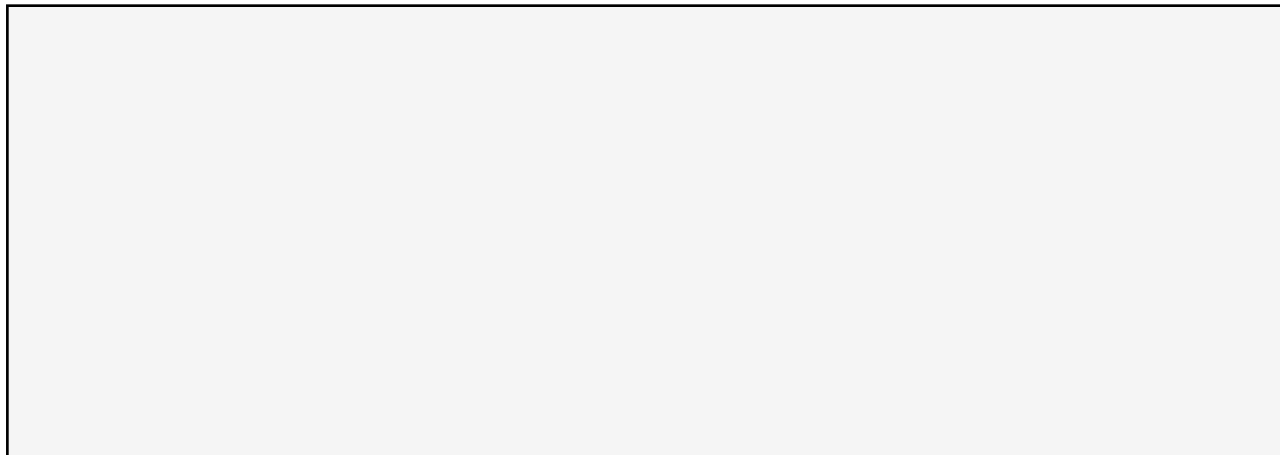


# Statement of Information

## 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: 9 GORDON STREET, NOBLE PARK, VIC 3174

### Indicative selling price

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

Price Range: \$600,000 to \$660,000


### Median sale price

Median price: \$620,250

Property type: House

Suburb: NOBLE PARK

Period: 01 January 2019 to 31 December 2019

Source: 

### 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
66 GOODMAN DR, NOBLE PARK, VIC 3174	*\$610,000	15/02/2020
27 SIMON AVE, NOBLE PARK, VIC 3174	*\$653,000	08/02/2020
6 JESSIE ST, NOBLE PARK, VIC 3174	\$666,500	01/02/2020

This Statement of Information was prepared on: 12/03/2020