

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:

Indicative selling price

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

Price Range:

Median sale price

Median price: House Unit Suburb:
Period: 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
12 SHEPRETH AVE, NOBLE PARK, VIC 3174	\$639,000	28/10/2018
34 NEWMAN AVE, NOBLE PARK, VIC 3174	*\$580,000	12/02/2019
10 WARRAWEE AVE, NOBLE PARK, VIC 3174	**\$611,000	14/12/2018