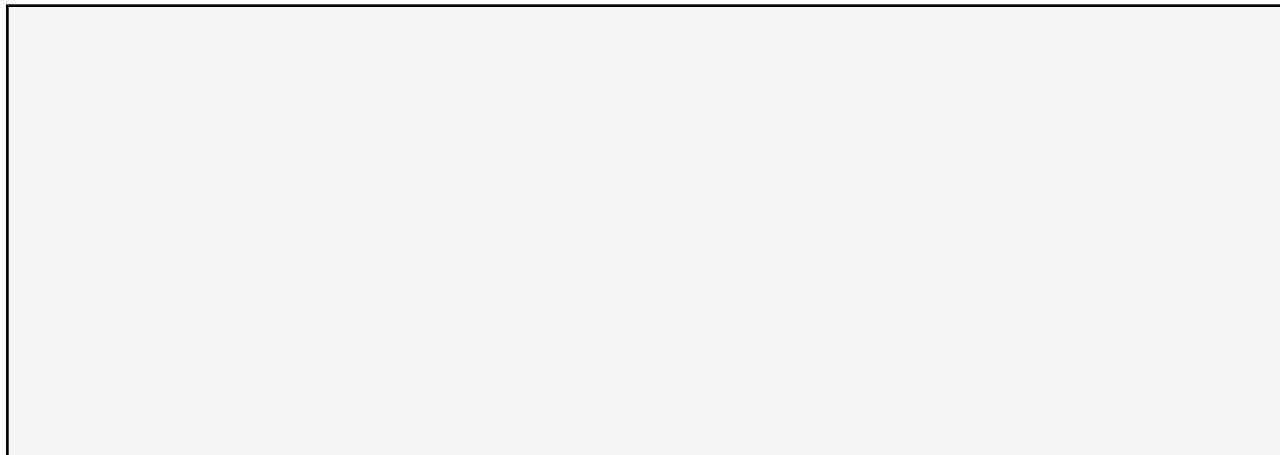


# Statement of Information

## 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: 3/27 ARENA SQUARE, 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: \$420,000 to \$460,000

### Median sale price

Median price: \$465,000    Property type: Other    Suburb: NOBLE PARK  
Period: 01 January 2019 to 31 December 2019    Source: pricefinder

### 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
4/8 CARTER ST, NOBLE PARK, VIC 3174	\$426,000	14/09/2019
4/2 RUTHERGLEN ST, NOBLE PARK, VIC 3174	\$485,000	16/10/2019
3/135 CORRIGAN RD, NOBLE PARK, VIC 3174	\$480,000	16/10/2019

This Statement of Information was prepared on: 14/01/2020