

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 2/10 Cleal Court, 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 \$*470,000 & \$*517,000

Median sale price

(*Delete house or unit as applicable)

Median price \$447,500 *House *Unit X Suburb Noble Park VIC 3174

Period - From Feb 2019 to July 2019 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
1 6/1A Whitmorr Court, Noble Park VIC 3174	\$509,000	02/05/2019
2 19/25-27 Fintonia Road, Noble Park VIC 3174	\$480,000	02/05/2019
3 5A Causon Court, Noble Park VIC 3174	\$520,000	29/05/2019

Property data source: CoreLogic. Generated on 8th August, 2019