

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

ADDRESS 5/25 Bowmore Road, Noble Park VIC 3174

Indicative selling price

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

Between \$360,000 & \$395,000

Median sale price

Median price \$468,000 Property type HOUSE Suburb NOBLE PARK VIC 3174
Period - From 1 Aug 19 to 30 Jan 20 Source RP Data Corelogic

Comparable property sales

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
6/25 Bowmore Road, NOBLE PARK VIC 3174	\$370,000	1 Sept 19
2/26 Callander Road, NOBLE PARK VIC 3174	\$370,000	14 Dec 19
5/48-50 Chandler Road, NOBLE PARK VIC 3174	\$385,000	15 Nov 19

This Statement of Information was prepared on: 30 Jan 2020

Source: RP DATA - Corelogic

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