

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	16 Ardgower Road Noble Park, 3174
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### Indicative selling price

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

Range between	\$750,000 & \$825,000
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### Median sale price

Median price	\$812,500	Property Type	HOUSE	Suburb	NOBLE PARK
Period - From	21-Feb-2022	to	20-Feb-2023	Source	REA

### 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
1	13 Simon Avenue, Noble Park, Vic 3174	\$820,000	26-Nov-2022
2	30 Alfred Street, Noble Park, Vic 3174	\$820,000	22-Oct-2022
3	32 Simon Avenue, Noble Park, Vic 3174	\$865,000	10-Sep-2022

This statement of information was prepared on 03-Apr-2023 at 10:07:56 AM EST