

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

4/3 Reark Avenue, Noble Park

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

\$ 450,000

&

\$ 470,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$ 380,000

*House

Unit

Y

Suburb
or locality

Noble Park

Period - From

Jan 2016

to

Jan 2017

Source

CoreLogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
4/23 Craig Street Noble Park, VIC, 3174	\$ 467,000	22 Apr 2017
2/4 Moya Crescent Noble Park, VIC, 3174	\$ 465,000	15 May 2017
5/30-32 Noble Street Noble Park, VIC, 3174	\$ \$460,000	28 Feb 2017