

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	68 Liege Avenue Noble Park, 3174
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Indicative selling price

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

Range between	\$850,000 & \$935,000
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Median sale price

Median price	\$800,000	Property Type	NOT PROVIDED	Suburb	NOT PROVIDED
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Period - From	01-Jan-2022	to	01-Jun-2022	Source	realstate
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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	161 Harold Road, Noble Park, Vic 3174	\$931,000	28-May-2022
2	1044 Heatherton Road, Noble Park, Vic 3174	\$947,000	28-Mar-2022
3	11 Joffre Street, Noble Park, Vic 3174	\$960,000	22-Mar-2022

This statement of information was prepared on 29-Nov-2022 at 2:21:42 PM EST