

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
Including suburb and postcode 13 Alma Crescent, Noble Park, VIC 3174

Indicative selling price

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

Price Range \$530,000 & \$580,000

Median sale price

Median price \$620,000 Property Type House Suburb Noble Park (3174)

Period - From 20/12/2018 to 20/12/2019 Source Realestate.com

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
46 DAVID STREET, NOBLE PARK VIC 3174	\$530,000	20/08/2019
36 NAMUR STREET, NOBLE PARK VIC 3174	\$555,000	26/09/2019
164 RAILWAY PARADE, NOBLE PARK VIC 3174	\$580,000	20/08/2019

This Statement of Information was prepared on: 09/01/2020