



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**13 Smith Street,
NOBLE PARK 3174**

Indicative selling price

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

Range \$490,000 - \$529,000

Median sale price

Median **House** for **NOBLE PARK** for period **Oct 2017 - Oct 2018**

Sourced from **Pricefinder**.

\$685,000

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 the most comparable to the property for sale.

1/28 Jellicoe Street,
Noble Park 3174

Price \$540,000 Sold 12 May
2018

1/6 Bowman Road,
Noble Park 3174

Price \$565,000 Sold 21
September 2018

1/20 French Street,
Noble Park 3174

Price \$555,000 Sold 14 April
2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

iSell Group Springvale

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