



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 4/2 Rutherglen Street, NOBLE PARK 3174

Unit



2 beds



1 baths



1 parking

Indicative selling price

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

Range \$430,000 - \$473,000

Median sale price

Median **Unit** for **NOBLE PARK** for period **Jun 2018 - Jun 2019**

Sourced from **Pricefinder**.

\$460,000

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.

3/160 Buckley Street,
Noble Park 3174

Price **\$426,000** Sold 08 May
2018

5/18 Noble Street,
Noble Park 3174

Price **\$450,000** Sold 03 July
2019

2/45 Moodemere Street,
Noble Park 3174

Price **\$459,000** Sold 12
October 2019

This Statement of Information was prepared on 15th Oct 2019

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.

Ray White Noble Park/Springvale

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Noble Park VIC 3174

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