

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

1 Reumah Crt Noble Park, 3174

Indicative selling price

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

Range between \$620,000.00 & \$650,000.00

Median sale price

Median price \$630,000.00 Property Type HOUSE Suburb NOBLE PARK

Period - From 29-Jun-2018 to 28-Feb-2019 Source realstate

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 | 19 Walnut Cres, Noble Park | \$680,000.00 | 13-Feb-2019 |
| 2 | 33 Walnut Crescent Noble Park, Vic 3174 | \$641,000.00 | 12-Mar-2019 |
| 3 | 13 Barnett Grove, Noble Park, | \$600,000.00 | 26-Feb-2019 |

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