

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	4/13 French Street Noble Park, 3174
---	-------------------------------------

Indicative selling price

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

Range between	\$550,000 & \$585,000
---------------	-----------------------

Median sale price

Median price	\$508,000	Property Type	TOWNHOUSE	Suburb	NOBLE PARK
Period - From	16-Nov-2021	to	15-Nov-2022	Source	REA

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	8/13 Leonard Avenue, Noble Park, Vic 3174	\$574,000	22-Oct-2022
2	2/5 Joffre Street, Noble Park, Vic 3174	\$585,000	03-Oct-2022
3	2/17 Raymond Street, Noble Park, Vic 3174	\$600,000	21-Sep-2022

This statement of information was prepared on 02-Jan-2023 at 12:10:01 PM EST