

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	1/21 Rutherglen Street Noble Park, 3174
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$685,000 & \$715,000
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### Median sale price

Median price	\$619,375	Property Type	TOWNHOUSE	Suburb	NOBLE PARK
Period - From	09-Nov-2021	to	08-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	25A Kelvinside Road, Noble Park, Vic 3174	\$720,000	06-Oct-2022
2	27/41-51 Callander Road, Noble Park, Vic 3174	\$715,000	08-Aug-2022
3	2/29B Wallarano Drive, Noble Park, Vic 3174	\$692,500	17-Sep-2022

This statement of information was prepared on 17-Jan-2023 at 11:45:47 AM EST