



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**28 Thomas Street,  
NOBLE PARK 3174**

House



3 beds



1 baths



1 parking

**McLennan**

### Indicative selling price

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

**Range \$550,000 - \$600,000**

### Median sale price

Median **House** for **NOBLE PARK** for period **Jan 2018 - Dec 2018**

Sourced from **Pricefinder**.

**\$650,000**

### 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.

**34 Newman Avenue,**  
Noble Park 3174

**Price \$580,000** Sold 12  
February 2019

**20 Walter Street,**  
Noble Park 3174

**Price \$600,000** Sold 14  
January 2019

**4 Parramatta Crescent,**  
Noble Park 3174

**Price \$600,000** Sold 13  
December 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.

**McLennan Real Estate Pty Ltd**

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### Contact agents



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