

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

2/15 Karan Court, Noble Park Vic 3174

Indicative selling price

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

Range between \$620,000 & \$682,000

Median sale price

Median price \$556,500 Property Type Townhouse Suburb Noble Park

Period - From 17/11/2020 to 16/11/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	3/46 Ambrie Cr NOBLE PARK 3174	\$725,000	30/10/2021
2	2/3 Nockolds Cr NOBLE PARK 3174	\$666,000	05/10/2021
3	2/20 Larbert Rd NOBLE PARK 3174	\$611,000	15/09/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

17/11/2021 17:29