

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

### Address

Including suburb and postcode

13 Greenglade Court Noble Park, 3174

## Indicative selling price

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

Range between \$630,000.00 & \$690,000.00

## Median sale price

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

Period - From 01-Sep-2018 to 01-Sep-2019 Source REA

## Comparable property sales

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	12 Somers Street Noble Park VIC 3174	\$646,000.00	20-Feb-2019
2	15 McQuade Court Noble Park North VIC 3174	\$660,000.00	25-May-2019
3	5 Watson Road Noble Park North VIC 3174	\$680,000.00	23-Sep-2019

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