

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

4/1 Esther Court Noble Park, 3174

Indicative selling price

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

Range between \$600,000.00 & \$660,000.00

Median sale price

Median price \$601,000.00 Property Type TOWNHOUSE Suburb NOBLE PARK

Period - From 25-Nov-2020 to 24-Nov-2021 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	2/7 Raymond Street, Noble Park, Vic 3174	\$642,000.00	01-Oct-2021
2	B/46 Joffre street, Noble Park, Vic 3174	\$660,000.00	28-Sep-2021
3	1/16-18 Raymond Street, Noble Park, Vic 3174	\$692,000.00	25-Aug-2021

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