

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

46 Ascot Drive Noble Park North, 3174

Indicative selling price

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

Range between \$580,000.00 & \$610,000.00

Median sale price

Median price \$640,000.00 Property Type HOUSE Suburb NOBLE PARK NORTH

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	8 Stradbroke Court Noble Park North VIC 3174	\$660,000.00	15-Jan-2019
2	6 Ripon Court Noble Park North VIC 3174	\$670,000.00	11-May-2019
3	2 Elysee Court Noble Park North VIC 3174	\$640,000.00	21-Aug-2019

This statement of information was prepared on 14-Oct-2019 at 9:45:00 AM EST