

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

5/1 Edney Court Noble Park, 3174

Indicative selling price

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

Range between \$238,000.00 & \$260,000.00

Median sale price

Median price \$220,000.00 Property Type UNIT - 1 BEDROOM Suburb NOBLE PARK

Period - From 05-Mar-2020 to 04-Feb-2021 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	4/10 Allan Street, Noble Park, Vic 3174	\$246,000.00	19-Mar-2020
2	1/113 Kelvinside Road, Noble Park, Vic 3174	\$250,000.00	18-Feb-2021
3	3/5 Duncan Court, Noble Park, Vic 3174	\$230,000.00	11-Jan-2021

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