

# 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

8 Ambrie Crescent Noble Park, 3174

## Indicative selling price

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

Range between \$630,000.00 & \$680,000.00

## Median sale price

Median price \$672,650.00 Property Type HOUSE - 3 BEDROOM Suburb NOBLE PARK

Period - From 01-Apr-2020 to 30-Mar-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 | 144 Chandler Road, Noble Park, Vic 3174 | \$669,000.00 | 19-Apr-2021  |
| 2 | 4 Jasper Street, Noble Park, Vic 3174   | \$740,000.00 | 25-Mar-2021  |
| 3 | 54 Ardgower Road, Noble Park, Vic 3174  | \$750,000.00 | 24-Apr-2021  |

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