

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 4/2 Duncan Court, Noble Park 3174

Indicative selling price

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

Price Range \$ 260,000 & \$ 286,000

Median sale price

Median price \$ 400,000 Unit X Suburb Noble Park
Period - From Feb 17 to Jul 17 Source CoreLogic (RP DATA)

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
8/7 Dunblane Road, Noble Park 3174	\$ 275,000	22-Mar-17
7/31 Larbert Road, Noble Park 3174	\$ 269,000	08-Mar-17
3/28 Vincent Crescent, Noble Park 3174	\$ 280,000	28-Jun-17