

# Statement of Information

Sections 47AF of the Estate Agents Act 1980

## 36 Manning Dr. Noble Park North



### Indicative selling price

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

Range from

**\$ 800,000 - \$ 835,000**

### Median sale price

Median **House** for **Noble Park North** for period **Sep 2016 - Sep 2017**

Sourced from [Realestate.com.au](http://Realestate.com.au)

**\$ 719,000**

### 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.

7 Lower Tce. Noble Park North	\$827,000	22 Jul 2017
1 Norris Ct. Noble Park North	\$753,000	25 Nov 2016
5 Epsom Ct. Noble Park North	\$790,000	16 Mar 2016