

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 7 Banksia Court Noble Park Vic 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$730,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$627,000

*House

x

*Unit

Suburb Noble Park

Period - From 01/08/2016

to 01/08/2017

Source RealEstate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* 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	31 Callander Rd Noble Park	\$737,500	29/04/16
2	33 Callander Rd Noble Park	\$700,000	04/03/17
3	14 Mons Pde Noble Park	\$752,000	15/07/17

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.