
STATEMENT OF INFORMATIONFOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA**Sections 47AF of the Estate Agents Act 1980**

PROPERTY OFFERED FOR SALE

1/1 Avon Street, Noble Park, VIC 3174

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting**Range Between \$630,000 & \$670,000**

MEDIAN SALE PRICE

Median price \$650,000 | House | Noble Park (3174)**Period - From 1 August 2016 to 28 August 2017 | Source - realestate.com.au**

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
1/6 KIRK ST, NOBLE PARK VIC 3174	\$622,000	14/08/2017
1/1034 HEATHERTON RD, NOBLE PARK VIC 3174	\$641,000	25/07/2017
93/130 HANNA ST, NOBLE PARK VIC 3174	\$689,500	07/07/2017

Please contact us for further information regarding this document or visit consumer.vic.gov.au/underquoting

Area Specialist Pty Ltd - 03 8586 6411
Shop 13, Aspendale Gardens Shopping Centre, Narelle Dr, Aspendale Gardens
3195