

## Statement of Information

### Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address 50 Coolavin Road Noble Park North VIC 3174

#### Indicative selling price

Single price  or range between \$695,000 & \$750,000

#### Median sale price

Median price \$675,000 \*House x \*Unit  Suburb Noble Park North

Period - From July 2017 to Jun 2018 Source CoreLogic

#### Comparable property sales

These are the three properties sold within Two kilometres of the property for sale in the last 6 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
4 Mauchline Court Noble Park North VIC 3174	\$870,000	20/02/2018
20 Wincanton Court Noble Park North VIC 3174	\$820,000	13/02/2018
30 Terrigal Drive Noble Park North VIC 3174	\$765,000	04/06/2018