

# 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

32 Whitehaven Crescent Noble Park North 3174

### Indicative selling price

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

Single price

\$\*

or range between

\$ 625000

&

\$675000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$ 610000

\*House

x

\*Unit

Suburb

Noble Park North

Period - From

Jul 2017

to

Sept 2017

Source

Price Finder.

### 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 81 shelton crescent Noble Park North 3174	\$ 646800	10/10/2017
2 5 Valepark Close Noble Park North 3174	\$ 645000	23/08/2017
3 27 Justin Drive Noble Park North 3174	\$ 630000	30/06/2017

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.

**Harcourts**

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