

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

81 Shelton Crescent Noble Park North 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

\$650000

or range between

\$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price

\$585500

*House

x

*Unit

Suburb

Noble Park North

Period - From

Jan2017

to

May 2017

Source

RP Data

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 3 Chester Court Noble Park North 3174	\$ 730000	26/08/2017
2 22 Balfour Place Noble Park North 3174	\$ 666000	31/07/2017
3 11 Austin Place Noble Park North 3174	\$ 685000	09/09/2107

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.