

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 2/14 Ellt Cres Noble Park 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$* or range between \$540,000 & \$570,000

Median sale price

Median price \$440,000 *House *Unit X Suburb Noble Park
Period - From 1/02/2017 to 24/06/2017 Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)

Comparable property sales

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. 1/14 French Street, Noble Park 3174	\$570,000	27/03/2017
2. 86/130 Hanna Street, Noble Park 3174	\$545,000	21/03/2017
3. 90/130 Hanna Street, Noble Park 3174	\$552,000	20/02/2017

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.

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 24th of June 2017.