

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 14 Blamey Street, Noble Park

Indicative selling price

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

Single price \$* or range between \$590,000 & \$649,000

Median sale price

(*Delete house or unit as applicable)

Median price 590,000 *House *Unit Suburb Noble Park
Period - From October 2018 to March 2019 Source CoreLogic (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 1 Krishna Court, Noble Park	\$630,500	30/11/18
2 16 Charnfield Crescent, Noble Park	\$655,000	10/11/18
3 12 Shepreth Avenue, Noble Park	\$639,000	28/10/18

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 6th June 2019