# 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

25/88 Dunblane Road Noble Park, 3174

### Indicative selling price

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

Single price $450,000.00

### Median sale price

Median price NOT PROVIDED Property Type UNIT Suburb NOBLE PARK

Period - From 02-Jan-2019 to 02-Jan-2020 Source REA

### Comparable property sales

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 | 3/2 Rich Street, Noble Park | $450,000.00 | 01-Oct-2019 |
| 2 | 2/17 French Street, Noble Park | $445,000.00 | 02-Sep-2019 |
| 3 | 2/5 Racecourse Road, Noble Park | $455,000.00 | 22-Nov-2019 |

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