Statement of Information

Single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and postcode

3/7 Stella Ave Noble Park, 3174

Indicative selling price

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

Single price $700,000.00

Median sale price

Median price $395,250.00 Unit X Suburb NOBLE PARK

Period - From 01-May-2017 to 31-May-2017 Source Core Logic

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	4 Raven Street Noble Park	$580,000.00	10-Aug-1900
2	2/24 Stella Ave Noble Park	$600,000.00	21-Jul-1900
3	1/1034 Heatherton Road Noble Park	$641,000.00	25-Jun-1900

Disclaimer: The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.
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