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

3/46 Ambrie Cresent Noble Park, 3174

Indicative selling price

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

Range between $575,000.00 & $630,000.00

Median sale price

Median price $520,000.00 Property Type UNIT Suburb NOBLE PARK

Period - From 01-Nov-2017 to 31-Mar-2018 Source RP Data

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	2/1057 Heatherton Road, Noble Park	$634,000.00	23-Mar-2018
2	4/41 French Street, Noble Park	$581,000.00	28-Nov-2017
3	21 Leonard Avenue, Noble Park	$615,000.00	09-Dec-2017

This statement of information was prepared on 01-Oct-2021 at 4:44:18 PM EST