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	10/14-16 Flowervale Road, Noble Park 3174

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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

House Median price	$715,000			Suburb	Noble Park
Period - From	Oct 1, 2017	to	Dec 31, 2017	Source	REIV

Comparable property sales (*Delete A or B below as applicable)

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.