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	2/11 Ruthergelen Street, Noble Park VIC 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	$525,000	&	$570,000

Median sale price

(*Delete house or unit as applicable)

Median price	$575,000	*House		*Unit	X	Suburb	Noble Park
Period - From	27/5/2018	to	27/11/2018			Source	Core Logic

Comparable property sales

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. 3/174 Buckley Street, Noble Park	$515,000	25/7/2018
	2. 1/36 Yarraman Road, Noble Park	$530,999	4/6/2018
	3. 2/30 David Street, Noble Park	$600,000	12/7/2018