

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 13 Stackpoole Street, Noble Park

Indicative selling price

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

\$660,000

&

\$726,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$708,000

House

Suburb

Noble Park

Period - From

November
2017

To

April 2018

Source

CoreLogic (RP Data)

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
20 Charnfield Crescent, Noble Park	\$708,000	29/3/18
8 Bennett Court, Noble Park	\$690,000	7/12/17
11 Conley Street, Noble Park	\$690,000	14/4/18

Property data source: CoreLogic. Generated on 9th May 2018.