
STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

7 Baldwin Avenue, Noble Park, VIC 3174

INDICATIVE SELLING PRICE

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

Single Price \$1,220,000

MEDIAN SALE PRICE

Median price \$691,500 | House | Noble Park (3174)

Period - From 1 August 2017 to 31 July 2018 | 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
41 RUTHERGLEN STREET, NOBLE PARK VIC 3174	\$1,025,000	28/07/2018
17 LARBERT ROAD, NOBLE PARK VIC 3174	\$1,090,000	26/03/2018
16 LARBERT ROAD, NOBLE PARK VIC 3174	\$1,145,000	05/03/2018