



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**17 Larbert Road,  
NOBLE PARK 3174**

House



4 beds



1 bath



1 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$1,100,000 - \$1,200,000**

### Median sale price

Median **House** for **NOBLE PARK** for period **Jul 2017 - Sep 2017**

Sourced from **REIV**.

**\$697,500**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**1086 Heatherton Road,**  
NOBLE PARK 3174

Price **\$1,060,000** Sold 29  
June 2017

**8 Briggs Crescent,**  
NOBLE PARK 3174

Price **\$1,030,000** Sold 07  
October 2017

**21 Gatum Court,**  
NOBLE PARK 3174

Price **\$910,000** Sold 05 June  
2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

### Contact agents



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