

# Statement of Information

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

26 ALLIANCE STREET NOBLE PARK VICTORIA 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\*  or range between \$\*770,000 & \$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$664,000 \*House  \*Unit  Suburb NOBLE PARK

Period - From 15/2/2017 to 15/8/2017 Source PRICE FINDERS

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

**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
22 BLAMEY ST NOBLE PARK	\$759,000	15/3/2017
72 GOODMAN DRIVE NOBLE PARK	\$720,000	19/7/2017
16 ALLIANCE STREET NOBLE PARK	\$680,000	22/7/2017

**OR**

**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.