
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 **63 LIEGE AVE, NOBLE PARK, 3174**

Indicative selling price

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

Price Range &

Median sale price

Median price House Suburb
Period - From to Source

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
38 SHEPRETH AVE, NOBLE PARK	\$ 615,000	16-Feb-17
19 BLAMEY ST, NOBLE PARK	\$ 588,000	15-Dec-16
46 JOFFRE ST, NOBLE PARK	\$ 615,000	14-Mar-17