

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 97 Shelton Crescent, NOBLE PARK NORTH 3174

House



3 beds



2 baths



4 parking

### Indicative selling price

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

**Range from \$680,000 -  
\$730,000**

### Median sale price

Median **House** for **NOBLE PARK NORTH** for period **Apr 2017 - Jun 2017**  
Sourced from [reiv.com.au](http://reiv.com.au).

**\$657,500**

### 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 the most comparable to the property for sale.

**9 Penola Court,**  
NOBLE PARK NORTH 3174      Price **\$718,000** Sold 27 May 2017

**6 Penola Court,**  
NOBLE PARK NORTH 3174      Price **\$718,000** Sold 30 May 2017

**15 Mark Court,**  
NOBLE PARK NORTH 3174      Price **\$705,000** Sold 10 June 2017

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.com.au](http://reiv.com.au).

### Contact agents

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