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**STATEMENT OF INFORMATION**FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA**Sections 47AF of the Estate Agents Act 1980**

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## PROPERTY OFFERED FOR SALE

**4/11 Holmes Street, Noble Park, VIC 3174**

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## INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)**Range Between \$400,000 & \$440,000**

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## MEDIAN SALE PRICE

**Median price \$390,000 | Unit | Noble Park (3174)****Period - From 7 August 2016 to 7 August 2017 | Source - [www.realestate.com](http://www.realestate.com)**

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## 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
<b>6/28 VINCENT CRES, NOBLE PARK VIC 3174</b>	<b>\$410,000</b>	<b>08/08/2017</b>
<b>4/3 REARK AVE, NOBLE PARK VIC 3174</b>	<b>\$460,000</b>	<b>29/06/2017</b>
<b>3/17 STUART ST, NOBLE PARK VIC 3174</b>	<b>\$465,000</b>	<b>12/06/2017</b>

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Please contact us for further information regarding this document or visit [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Area Specialist Pty Ltd - 03 8586 6411**  
**Shop 13, Aspendale Gardens Shopping Centre, Narelle Dr, Aspendale Gardens**  
**3195**