

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1/16 DAVID STREET, NOBLE PARK, VIC**

 3  1  1

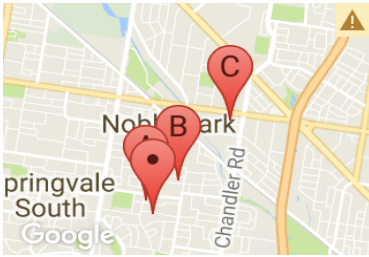
**Indicative Selling Price**

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

**Price Range: \$500,000 to \$550,000**

Provided by: Waran Naidu, Commercial Real Estate Group

## MEDIAN SALE PRICE



**NOBLE PARK, VIC, 3174**

Suburb Median Sale Price (Unit)

**\$420,000**

01 January 2017 to 31 December 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**2/157 BUCKLEY ST, NOBLE PARK, VIC 3174**

 3  1  2

Sale Price

**\*\$571,000**

Sale Date: 25/11/2017

Distance from Property: 211m



**2/29 BALDWIN AVE, NOBLE PARK, VIC 3174**

 3  1  1

Sale Price

**\$468,000**

Sale Date: 16/08/2017

Distance from Property: 577m



**2/45 FRENCH ST, NOBLE PARK, VIC 3174**

 3  1  1

Sale Price

**\*\$510,000**

Sale Date: 22/09/2017

Distance from Property: 1.7km



This report has been compiled on 13/02/2018 by Commercial Real Estate Group. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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

1/16 DAVID STREET, NOBLE PARK, VIC 3174

### Indicative selling price

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

Price Range: \$500,000 to \$550,000

### Median sale price

Median price

\$420,000

House

Unit

X

Suburb

NOBLE PARK

Period

01 January 2017 to 31 December 2017

Source

pricfinder

### 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
2/157 BUCKLEY ST, NOBLE PARK, VIC 3174	*\$571,000	25/11/2017
2/29 BALDWIN AVE, NOBLE PARK, VIC 3174	\$468,000	16/08/2017
2/45 FRENCH ST, NOBLE PARK, VIC 3174	*\$510,000	22/09/2017