

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode 363-365 Princes Highway, Noble Park VIC 3174

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
2 Bedroom Townhouse – Type A	\$450,000	Or range between	\$*	&	\$
2 Bedroom Townhouse – Type B	\$460,000	Or range between	\$*	&	\$
2 Bedroom Townhouse – Type A, Unit 9	\$470,000	Or range between	\$*	&	\$
	\$	Or range between	\$*	&	\$
	\$	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$375,000

Suburb Noble Park

Period - From 01/052017

To 29/05/2017

Source Realestate.com.au

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

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bedroom Townhouses/Units	14/23 Craig Street, Noble Park VIC 3174	\$467,000	22/04/2017
	2. 3/34-42 Hanna Street, Noble Park VIC 3174	\$441,000	18/03/2017
	3. 2/139 Buckley Street, Noble Park	\$440,000	12/01/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

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	Address of comparable unit	Price	Date of sale
	1	\$	
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Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

**OBrien Real Estate**