



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**11 Avard Court,
NOBLE PARK 3174**

House



4 beds



2 baths



3 parking

Indicative selling price

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

Range \$765,000 - \$840,000

Median sale price

Median **House** for **NOBLE PARK** for period **Mar 2018 - Jun 2018**

Sourced from realestate.com.

\$770,000

Comparable property sales

These are the three properties sold within two kilo metres 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.

4 Sandra Avenue,
Noble Park 3174

Price **\$715,000** Sold 03
March 2018

41 Liege Avenue,
Noble Park 3174

Price **\$890,000** Sold 22 May
2018

9 Ada Court,
Noble Park 3174

Price **\$705,000** Sold 27 June
2018

This Statement of Information was prepared on 16th Sep 2019

Additional Information

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 realestate.com.

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