



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

1/63 Ardgower Road,  
NOBLE PARK 3174

Unit



3 beds



2 baths



2 parking

### Indicative selling price

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

**Single price \$620,000**

### Median sale price

Median **Unit** for **NOBLE PARK** for period **Oct 2017 - Mar 2018**

Sourced from **Pricefinder**.

**\$466,000**

### 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.

**1/8 Bowmore Road,**  
Noble Park 3174

Price **\$600,000** Sold 12  
January 2018

**2/8 Leman Crescent,**  
Noble Park 3174

Price **\$585,000** Sold 30  
November 2017

**4/41 French Street,**  
Noble Park 3174

Price **\$581,508** Sold 28  
November 2017

### 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 Pricefinder.

### Ray White Noble Park/Springvale

42 Douglas St,  
Noble Park VIC 3174

### Contact agents



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**RayWhite**