



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 2/49 Ardgower Road, NOBLE PARK 3174

### Indicative selling price

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

**Single price \$485,000**

### Median sale price

Median **Unit** for **NOBLE PARK** for period **Jul 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$438,500**

### 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.

**4/2 Bowmore Road,**  
Noble Park 3174

Price **\$465,000** Sold 13  
September 2017

**2/7 Ellendale Road,**  
Noble Park 3174

Price **\$458,000** Sold 16  
August 2017

**5/437 Princes Highway,**  
Noble Park 3174

Price **\$485,000** Sold 11  
August 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.

### Contact agents



**Clyde Lobo**  
Ray White

(03) 9547 0000  
0 421 138 384

[clyde.lobo@raywhite.com](mailto:clyde.lobo@raywhite.com)

