

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 3/208 Railway Parade, NOBLE PARK 3174

### Indicative selling price

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

**Range \$600,000 - \$660,000**

### Median sale price

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

Sourced from **Pricefinder**.

**\$475,000**

### 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

**13 Briggs Crescent,**  
Noble Park 3174

**Price \$625,000** Sold 14  
February 2018

**1/42 Liege Avenue,**  
Noble Park 3174

**Price \$630,000** Sold 03  
March 2018

### 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



**Le Thao Huynh**  
Ray White

(03) 9547 0000  
0422 252 600

[le.huynh@raywhite.com](mailto:le.huynh@raywhite.com)



**Daniel Bustin**  
Ray White

0410 550 811

[daniel.bustin@raywhite.com](mailto:daniel.bustin@raywhite.com)

