## Statement of Information Single residential property located in the Melbourne metropolitan area

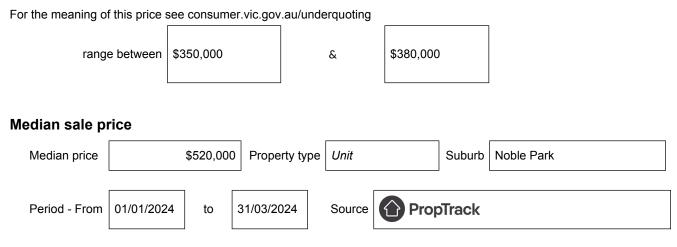
Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

3/7 Dunblane Road, Noble Park, Vic 3174

## Indicative selling price



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

**A**\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property              | Price     | Date of sale |
|---|-----------|--------------|
| 2/32 Fintonia Road, Noble Park, VIC 3174    | \$357,000 | 07/02/2024   |
| 5/471 Princes Highway, Noble Park, VIC 3174 | \$360,000 | 08/12/2023   |
| 7/1142 Heatherton Rd, Noble Park, VIC 3174  | \$350,000 | 05/12/2023   |

OR

**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable propertieswere sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 29/04/2024

