

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

42 Titcher Road, NOBLE PARK NORTH, VIC, 3174

Indicative selling price

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

Single price

\$

or range between

\$ 610,000

&

\$ 650,000

Median sale price

Median price

\$ 641,500

House

Unit

Suburb

NOBLE PARK NORTH

Period - From

01/03/2018

to

01/03/2019

Source

APM PriceFinder

Comparable property sales

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
15 ELMHURST STREET, NOBLE PARK NORTH VIC 3174	\$ 560,000	28/01/2019
86 MCFEES ROAD, DANDENONG NORTH VIC 3175	\$ 585,000	26/11/2018
90 MENZIES AVENUE, DANDENONG NORTH VIC 3175	\$ 525,000	14/01/2019