

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**31 Noyes Road,
LETHBRIDGE 3332**

House



3 beds



1 baths



2 parking

Indicative selling price

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

Range \$495,000 - \$535,000

Median sale price

Median **House** for **LETHBRIDGE** for period **Jul 2018 - Jul 2019**

Sourced from **Pricefinder**.

\$602,500

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.

2868 Midland Highway,
Lethbridge 3332

Price **\$520,000** Sold 08
February 2019

38 Sutherland Street,
Lethbridge 3332

Price **\$515,000** Sold 13 June
2019

17 Cubbitt Street,
Lethbridge 3332

Price **\$547,000** Sold 21
March 2019

This Statement of Information was prepared on 16th Sep 2019

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.

Andrews & Co Estate Agents

1/14 High Street,
Bannockburn VIC 3331

Contact agents



Michael Stevenson

0 419 153 507

michael@andrewsandco.com.au



Brett Sager

0 35281 2100

brett@andrewsandco.com.au

