

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

3/471 Princes Highway Noble Park VIC 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$317,000

&

\$348,700

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

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 6 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

5/74 Callander Road Noble Park VIC 3174	\$317,000	23-Jun-21
8/43-45 Bowmore Road Noble Park VIC 3174	\$377,000	22-Jun-21
3/41 Ardgower Road Noble Park VIC 3174	\$335,000	10-Sep-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 14 October 2021



**5/74 Callander Road Noble Park
VIC 3174**

Sold Price **\$317,000** Sold Date **23-Jun-21**

2 1 1

Distance **0.22km**



**8/43-45 Bowmore Road Noble Park
VIC 3174**

Sold Price **\$377,000** Sold Date **22-Jun-21**

2 1 1

Distance **0.41km**



**3/41 Ardgower Road Noble Park
VIC 3174**

Sold Price ^{RS} **\$335,000** Sold Date **10-Sep-21**

2 1 1

Distance **0.47km**

RS = Recent sale **UN** = Undisclosed Sale

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