

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

9/473 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

\$260,000

&

\$280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jun 2022

to

31 May 2023

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

41/473 PRINCES HIGHWAY NOBLE PARK VIC 3174

\$272,500

14-Jun-22

4/467 PRINCES HIGHWAY NOBLE PARK VIC 3174

\$377,000

19-Sep-22

40/473 PRINCES HIGHWAY NOBLE PARK VIC 3174

\$260,000

23-Sep-22

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: 05 June 2023



first
national
REAL ESTATE

Hall & Partners

Carina Cigna

P 03 9792 0265

M 0410 027 281

E carina.c@hallfn.com.au



41/473 PRINCES HIGHWAY NOBLE
PARK VIC 3174

Sold Price

\$272,500

Sold Date **14-Jun-22**

 2  1  1

Distance **0km**



4/467 PRINCES HIGHWAY NOBLE
PARK VIC 3174

Sold Price

\$377,000

Sold Date **19-Sep-22**

 2  1  1

Distance **0.07km**



40/473 PRINCES HIGHWAY NOBLE
PARK VIC 3174

Sold Price

\$260,000

Sold Date **23-Sep-22**

 2  1  1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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