

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

30/473 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

\$265,000

&

\$285,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$501,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Nov 2020

to

31 Oct 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

9/471 Princes Highway Noble Park VIC 3174	\$275,000	02-Mar-21
4/28 Kelvinside Road Noble Park VIC 3174	\$280,000	04-Dec-20

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: 29 November 2021



9/471 Princes Highway Noble Park VIC 3174

 2
  1
  1

Sold Price

\$275,000

Sold Date

02-Mar-21

Distance

0.04km


4/28 Kelvinside Road Noble Park VIC 3174

 2
  1
  1

Sold Price

\$280,000

Sold Date

04-Dec-20

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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