

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

2/525 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

&

\$286,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,750

Property type

Unit

Suburb

Noble Park

Period-from

01 Nov 2021

to

31 Oct 2022

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

40/473 PRINCES HIGHWAY NOBLE PARK VIC 3174	\$260,000	23-Sep-22
41/473 PRINCES HIGHWAY NOBLE PARK VIC 3174	\$272,500	14-Jun-22
4/58 CALLANDER ROAD NOBLE PARK VIC 3174	\$273,000	12-May-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: 02 November 2022



**40/473 PRINCES HIGHWAY NOBLE
PARK VIC 3174**

Sold Price

\$260,000

Sold Date

23-Sep-22

 2  1  1

Distance

0.57km



**41/473 PRINCES HIGHWAY NOBLE
PARK VIC 3174**

Sold Price

\$272,500

Sold Date

14-Jun-22

 2  1  1

Distance

0.57km



**4/58 CALLANDER ROAD NOBLE
PARK VIC 3174**

Sold Price

\$273,000

Sold Date

12-May-22

 1  1  1

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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