

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

2/451-453 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

\$480,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Sep 2022

to

31 Aug 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

6/13 JENKINS STREET NOBLE PARK VIC 3174	\$495,000	27-May-23
3/64-66 CALLANDER ROAD NOBLE PARK VIC 3174	\$470,000	10-Aug-23
3/27B DUNBLANE ROAD NOBLE PARK VIC 3174	\$520,000	21-Jun-23

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: 04 September 2023



6/13 JENKINS STREET NOBLE PARK VIC 3174

 2
  1
  2

Sold Price

\$495,000

Sold Date **27-May-23**

Distance

0.26km


3/64-66 CALLANDER ROAD NOBLE PARK VIC 3174

 3
  1
  1

Sold Price

^{RS} **\$470,000**

Sold Date **10-Aug-23**

Distance

0.37km


3/27B DUNBLANE ROAD NOBLE PARK VIC 3174

 2
  1
  1

Sold Price

\$520,000

Sold Date **21-Jun-23**

Distance

0.42km
RS = Recent sale

UN = Undisclosed Sale

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