

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

11/473 Princes Highway, Noble Park Vic 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$26,000

&

\$28,600

Median sale price

Median price

\$457,000

House

Unit

X

Suburb

Noble Park

Period - From

01/07/2017

to

30/09/2017

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

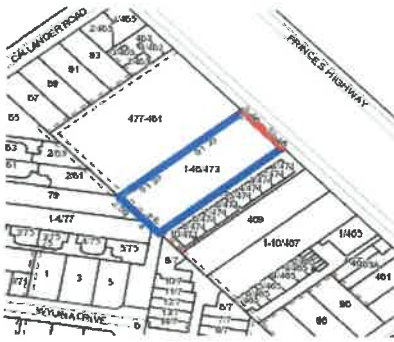
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	39/473 Princes Hwy NOBLE PARK 3174	\$280,000	26/07/2017
2	45/473 Princes Hwy NOBLE PARK 3174	\$270,000	25/07/2017
3	6/4 Roberts St NOBLE PARK 3174	\$265,000	13/07/2017

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 six months.~~

11/473 Princes Highway, Noble Park Vic 3174



Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$26,000 - \$28,600
Median Unit Price
September quarter 2017: \$457,000

Comparable Properties



39/473 Princes Hwy NOBLE PARK 3174 (REI) **Agent Comments**



Price: \$280,000
Method: Private Sale
Date: 26/07/2017
Rooms: -
Property Type: Apartment



45/473 Princes Hwy NOBLE PARK 3174 (REI) **Agent Comments**



Price: \$270,000
Method: Private Sale
Date: 25/07/2017
Rooms: 3
Property Type: Apartment



6/4 Roberts St NOBLE PARK 3174 (REI) **Agent Comments**



Price: \$265,000
Method: Private Sale
Date: 13/07/2017
Rooms: 3
Property Type: Apartment