

## 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

25/473 Princes Highway Noble Park VIC 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$255,000

&

\$270,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Mar 2020

to

28 Feb 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

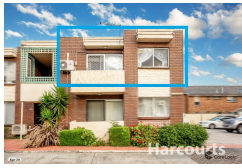
Date of sale

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 13/116 Princes Highway Dandenong VIC 3175 | \$260,500 | 03-Mar-21 |
| 17/44-46 Potter Street Dandenong VIC 3175 | \$255,000 | 27-Nov-20 |
| 4/44 Princes Highway Dandenong VIC 3175   | \$265,000 | 24-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: 12 March 2021



### 13/116 Princes Highway Dandenong VIC 3175

Sold Price

<sup>RS</sup>
**\$260,500**

Sold Date

**03-Mar-21**
 2

 1

 1

Distance

**3.37km**


### 17/44-46 Potter Street Dandenong VIC 3175

Sold Price

**\$255,000**

Sold Date

**27-Nov-20**
 2

 1

 2

Distance

**3.64km**


### 4/44 Princes Highway Dandenong VIC 3175

Sold Price

<sup>RS</sup>
**\$265,000**

Sold Date

**24-Dec-20**
 2

 1

 1

Distance

**4.06km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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