

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

41/473 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

\$290,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$528,194

Property type

Unit

Suburb

Noble Park

Period-from

01 Mar 2021

to

28 Feb 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

105/51 BUCKLEY STREET NOBLE PARK VIC 3174	\$302,500	11-Jan-21
26/473 PRINCES HIGHWAY NOBLE PARK VIC 3174	\$285,000	26-Sep-21
48/473 PRINCES HIGHWAY NOBLE PARK VIC 3174	\$280,000	18-Feb-21

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: 25 March 2022



105/51 BUCKLEY STREET NOBLE PARK VIC 3174

Sold Price

\$302,500

Sold Date

11-Jan-21

2

1

1

Distance

1.45km



26/473 PRINCES HIGHWAY NOBLE PARK VIC 3174

Sold Price

\$285,000

Sold Date

26-Sep-21

2

1

1

Distance

-



48/473 PRINCES HIGHWAY NOBLE PARK VIC 3174

Sold Price

\$280,000

Sold Date

18-Feb-21

2

1

1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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