

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

37/473 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

\$270,000

&

\$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

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

48/473 Princes Highway Noble Park VIC 3174	\$280,000	18-Feb-21
6/473 Princes Highway Noble Park VIC 3174	\$275,000	19-Nov-20
4/28 Kelvinside Road Noble Park VIC 3174	\$280,000	04-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: 24 March 2021



48/473 Princes Highway Noble Park VIC 3174

 2
  1
  1

Sold Price ^{RS} **\$280,000** ^{UN} Sold Date **18-Feb-21**

Distance -



6/473 Princes Highway Noble Park VIC 3174

 2
  1
  1

Sold Price **\$275,000** Sold Date **19-Nov-20**

Distance -



4/28 Kelvinside Road Noble Park VIC 3174

 2
  1
  1

Sold Price **\$280,000** Sold Date **04-Dec-20**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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