

## 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

1/294-296 POLICE ROAD NOBLE PARK NORTH 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

\$680,000

&

\$748,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$576,000

Property type

Unit

Suburb

Noble Park North

Period-from

01 Jun 2021

to

31 May 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

3/794 PRINCES HIGHWAY SPRINGVALE VIC 3171	\$712,000	09-Mar-22
16 BERNIE SMITH STREET MULGRAVE VIC 3170	\$722,000	27-May-22
32 RICHMOND CIRCUIT MULGRAVE VIC 3170	\$735,000	05-Feb-22

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: 09 June 2022



**3/794 PRINCES HIGHWAY  
SPRINGVALE VIC 3171**

 3  2  1

Sold Price

**\$712,000**

Sold Date **09-Mar-22**

Distance

**1.8km**



**16 BERNIE SMITH STREET  
MULGRAVE VIC 3170**

 3  2  1

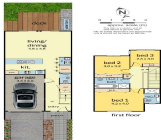
Sold Price

<sup>RS</sup> **\$722,000**

Sold Date **27-May-22**

Distance

**0.66km**



**32 RICHMOND CIRCUIT MULGRAVE  
VIC 3170**

 3  2  1

Sold Price

**\$735,000**

Sold Date **05-Feb-22**

Distance

**0.72km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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