

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

7/465 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

\$380,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$459,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Apr 2019

to

31 Mar 2020

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

6/7 Wyuna Drive Noble Park VIC 3174	\$400,000	31-Mar-19
3/31 Dunblane Road Noble Park VIC 3174	\$530,000	21-Dec-19
1/533 Princes Highway Noble Park VIC 3174	\$520,000	12-Nov-19

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: 14 April 2020



6/7 Wyuna Drive Noble Park VIC 3174

2 2 2

Sold Price

\$400,000

Sold Date

31-Mar-19

Distance

0.02km



3/31 Dunblane Road Noble Park VIC 3174

2 2 1

Sold Price

\$530,000

Sold Date

21-Dec-19

Distance

0.46km



1/533 Princes Highway Noble Park VIC 3174

2 1 1

Sold Price

\$520,000

Sold Date

12-Nov-19

Distance

0.75km



2/13 French Street Noble Park VIC 3174

2 1 1

Sold Price

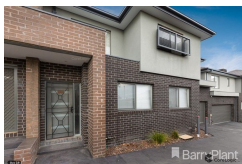
\$525,000

Sold Date

12-Dec-19

Distance

1.19km



2/29 French Street Noble Park VIC 3174

2 1 1

Sold Price

\$491,500

Sold Date

09-Nov-19

Distance

1.2km

RS = Recent sale

UN = Undisclosed Sale

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