

# 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 48/473 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)

Price Range

\$270,000

&

\$290,000

### Median sale price

Median price

\$422,500

Property Type

Apartment

Suburb

Noble Park (3174)

Period - From

01/10/2018

to

31/10/2019

Source

REA

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
5/473 PRINCES HIGHWAY, NOBLE PARK VIC 3174	\$270,000	27/05/2019
5/16A CALLANDER ROAD, NOBLE PARK VIC 3174	\$350,000	11/06/2019
118/51 BUCKLEY STREET, NOBLE PARK VIC 3174	\$330,000	21/04/2019

This Statement of Information was prepared on: 04/11/2019