

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

3/14 Ellt Crescent 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$676,500

Property type

House

Suburb

Noble Park

Period-from

01 Apr 2020

to

31 Mar 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

2/33 Joy Parade Noble Park VIC 3174	\$620,000	09-Dec-20
17/42 Liege Avenue Noble Park VIC 3174	\$620,000	07-Jan-21
8/122-123 Lightwood Road Noble Park VIC 3174	\$640,000	18-Mar-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: 07 April 2021



2/33 Joy Parade Noble Park VIC 3174

 3  2  1

Sold Price

\$620,000

Sold Date **09-Dec-20**

Distance **1.18km**



17/42 Liege Avenue Noble Park VIC 3174

 3  2  2

Sold Price

Sold Date **07-Jan-21**

Distance **2.46km**



8/122-123 Lightwood Road Noble Park VIC 3174

 3  2  1

Sold Price

^{RS} **\$640,000**

Sold Date **18-Mar-21**

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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