

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 4/26-30 Ellendale Road, Noble Park, VIC 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$480,000

Median sale price

Median price \$520,000 Property Type House Suburb Noble Park (3174)

Period - From 01/03/2021 to 28/02/2022 Source Corelogic

Comparable property sales

A 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
4/45-47 ARDGOWER ROAD, NOBLE PARK VIC 3174	\$475,000	20/10/2021
3/15-17 ELLENDALE ROAD, NOBLE PARK VIC 3174	\$470,000	26/11/2021
9/1199 HEATHERTON ROAD, NOBLE PARK VIC 3174	\$455,000	29/10/2020

This Statement of Information was prepared on: 11/03/2022