

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	5/32 Ellendale Road Noble Park, 3174
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Indicative selling price

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

Range between	\$250,000 & \$275,000
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Median sale price

Median price	\$220,000	Property Type	UNIT	Suburb	NOBLE PARK
Period - From	28-Oct-2020	to	27-Oct-2021	Source	REA

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
1	6/64 Fintonia Road, Noble Park VIC 3174	\$256,000	24-Mar-2021
2	3/32 Fintonia Road Noble Park VIC 3174	\$300,000	11-Jan-2021
3	7/32 Ellendale Road Noble Park VIC 3174	\$275,000	20-Mar-2021

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