

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

15 ELMHURST STREET, NOBLE PARK NORTH, VIC 3174

Indicative selling price

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

Single price

or range
between

\$620,000

&

\$682,000

Median sale price

Median price

\$715,000

*House

X

*Unit

Suburb

NOBLE PARK NORTH 3174

Period - From

01/04/2018

to

30/06/2018

Source

REIV

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
1 7 Lodge ST, NOBLE PARK 3174	\$680,000	11/08/2018
2 3 Severn Crt, DANDENONG NORTH 3175	\$678,000	18/08/2018
3 23 Coolavin Rd, NOBLE PARK NORTH 3174	\$650,000	30/07/2018

