

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

3/7 Ellendale Road 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

\$470,000

&

\$517,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Nov 2020

to

31 Oct 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 Ellendale Road Noble Park VIC 3174	\$510,000	17-Aug-21
8/14-16 Chandler Road Noble Park VIC 3174	\$500,000	08-May-21
12/68-70 Chandler Road Noble Park VIC 3174	\$490,000	12-Jun-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: 03 November 2021



2/33 Ellendale Road Noble Park VIC 3174

Sold Price

\$510,000

Sold Date

17-Aug-21

 2

 1

 1

Distance

0.22km



8/14-16 Chandler Road Noble Park VIC 3174

Sold Price

\$500,000

Sold Date

08-May-21

 2

 1

 1

Distance

0.44km



12/68-70 Chandler Road Noble Park VIC 3174

Sold Price

\$490,000

Sold Date

12-Jun-21

 2

 1

 1

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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