

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	53 Elonera Road Noble Park North, 3174
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$620,000 & \$680,000
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### Median sale price

Median price	\$785,000	Property Type	HOUSE	Suburb	NOBLE PARK NORTH
Period - From	01-Dec-2021	to	30-Nov-2022	Source	CORELOGIC RP DATA

### Comparable property sales

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	22 KINGSWOOD CRESCENT NOBLE PARK NORTH VIC 3174	\$681,000	08-Oct-2022
2	8 SILVERTON DRIVE NOBLE PARK NORTH VIC 3174	\$683,000	27-Sep-2022
3	2 JACKSONS ROAD NOBLE PARK NORTH VIC 3174	\$640,000	22-Aug-2022

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