

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

57 ELLT CRESCENT 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$757,500

Property type

House

Suburb

Noble Park

Period-from

01 Apr 2022

to

31 Mar 2023

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

50 MYRTLE STREET NOBLE PARK VIC 3174	\$760,000	10-Nov-22
11 MARNA COURT NOBLE PARK VIC 3174	\$805,000	31-Mar-23
16 ARDGOWER ROAD NOBLE PARK VIC 3174	\$800,000	31-Mar-23

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: 19 April 2023



50 MYRTLE STREET NOBLE PARK VIC 3174

Sold Price

\$760,000

Sold Date **10-Nov-22**

4 1 1

Distance **1.91km**



11 MARNA COURT NOBLE PARK VIC 3174

Sold Price

^{RS} **\$805,000**

Sold Date **31-Mar-23**

4 1 2

Distance **2.59km**



16 ARDGOWER ROAD NOBLE PARK VIC 3174

Sold Price

^{RS} **\$800,000**

Sold Date **31-Mar-23**

4 2 1

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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