

AREA SPECIALIST

STATEMENT OF INFORMATION

3/10 ELLT CRESCENT, NOBLE PARK, VIC 3174

PREPARED BY CALVIN PAIS, AREA SPECIALIST, PHONE: 0481166522

AREA SPECIALIST

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/10 ELLT CRESCENT, NOBLE PARK, VIC

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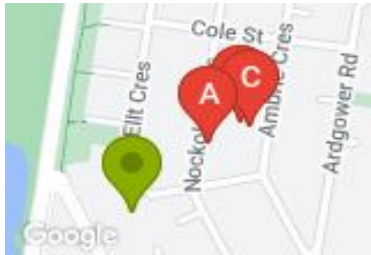
Indicative Selling Price

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

Price Range: \$820,000 to \$880,000

Provided by: Calvin Pais, Area Specialist

MEDIAN SALE PRICE



NOBLE PARK, VIC, 3174

Suburb Median Sale Price (Other)

\$1,175,000

01 April 2023 to 31 March 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



1/19 NOCKOLDS CRES, NOBLE PARK, VIC 3174

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Sale Price

***\$850,100**

Sale Date: 23/03/2024

Distance from Property: 176m



24 AMBRIE CRES, NOBLE PARK, VIC 3174

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Sale Price

\$805,000

Sale Date: 29/01/2024

Distance from Property: 240m



2/24 AMBRIE CRES, NOBLE PARK, VIC 3174

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Sale Price

Price Withheld

Sale Date: 01/12/2023

Distance from Property: 245m



This report has been compiled on 16/04/2024 by Area Specialist. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

3/10 ELLT CRESCENT, NOBLE PARK, VIC 3174

Indicative selling price

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

Price Range:

\$820,000 to \$880,000

Median sale price

Median price

\$1,175,000

Property type

Other

Suburb

NOBLE PARK

Period

01 April 2023 to 31 March 2024

Source

pricefinder

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

1/19 NOCKOLDS CRES, NOBLE PARK, VIC 3174	*\$850,100	23/03/2024
24 AMBRIE CRES, NOBLE PARK, VIC 3174	\$805,000	29/01/2024
2/24 AMBRIE CRES, NOBLE PARK, VIC 3174	\$840,000	01/12/2023

This Statement of Information was prepared on:

16/04/2024