

## 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

5/14 ELLENDALE ROAD NOBLE PARK VIC 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jan 2024

to

31 Dec 2024

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

6/34-36 CHANDLER ROAD NOBLE PARK VIC 3174	\$405,000	29-Aug-24
5/14-16 CALLANDER ROAD NOBLE PARK VIC 3174	\$406,000	08-Oct-24
3/21 VINCENT CRESCENT NOBLE PARK VIC 3174	\$408,000	30-Nov-24

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: 30 January 2025

**6/34-36 CHANDLER ROAD NOBLE  
PARK VIC 3174**

Sold Price

**\$405,000**Sold Date **29-Aug-24**

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Distance **0.42km****5/14-16 CALLANDER ROAD NOBLE  
PARK VIC 3174**

Sold Price

**\$406,000**Sold Date **08-Oct-24**

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Distance **0.49km****3/21 VINCENT CRESCENT NOBLE  
PARK VIC 3174**

Sold Price

<sup>RS</sup> **\$408,000**Sold Date **30-Nov-24**

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Distance **0.63km****5/1199 HEATHERTON ROAD  
NOBLE PARK VIC 3174**

Sold Price

**\$455,000**Sold Date **16-Nov-24**

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Distance **0.07km****RS** = Recent sale**UN** = Undisclosed Sale

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