

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 2 Ellerslie Court Noble Park North 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

\$ 799,000

&

\$ 810,000

Median sale price

Median price \$737,500

Property type House

Suburb Noble Park North

Period - From

01 Jun 23

to

31 May 24

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 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 6 Dulcie Court Noble Park North	\$846,400	25/05/2024
2 6 Elysee Court Noble Park North	\$835,000	07/06/2024
3 314 Police Road Noble Park North	\$875,000	06/04/2024

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 six months.

This Statement of Information was prepared on: 13/06/2024