

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

3/15-17 Ellendale Road 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

\$430,000

&

\$473,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$501,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Nov 2020

to

31 Oct 2021

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

5/26 Kelvinside Road Noble Park VIC 3174	\$442,500	15-Oct-21
12/1199 Heatherton Road Noble Park VIC 3174	\$471,000	19-Jun-21
1/69 Dunblane Road Noble Park VIC 3174	\$460,000	21-Jun-21

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: 22 November 2021



5/26 Kelvinside Road Noble Park VIC 3174

Sold Price

^{RS}

\$442,500

Sold Date

15-Oct-21

 2

 1

 1

Distance

0.52km



12/1199 Heatherton Road Noble Park VIC 3174

Sold Price

\$471,000

Sold Date

19-Jun-21

 2

 1

 1

Distance

0.22km



1/69 Dunblane Road Noble Park VIC 3174

Sold Price

\$460,000

Sold Date

21-Jun-21

 2

 1

 1

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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