

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	55 Ellendale Road Noble Park, 3174
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Indicative selling price

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

Range between	\$690,000 & \$750,000
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Median sale price

Median price	\$632,000	Property Type	HOUSE	Suburb	NOBLE PARK
Period - From	02-Mar-2023	to	01-Mar-2024	Source	REA

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	267 Corrigan Road, Noble Park, Vic 3174	\$700,000	11-Jan-2024
2	4 Koorali Close, Noble Park, Vic 3174	\$740,000	01-Mar-2024
3	4 Dixon Street, Noble Park, Vic 3174	\$730,000	19-Feb-2024

This statement of information was prepared on 22-Mar-2024 at 11:35:06 AM EST