

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

5/80-82 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

\$520,000

&

\$572,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Oct 2020

to

30 Sep 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

2/26 Ambrie Crescent Noble Park VIC 3174	\$540,000	27-Jun-21
3/43-45 Leman Crescent Noble Park VIC 3174	\$538,000	22-Feb-21
2/26 Noble Street Noble Park VIC 3174	\$540,000	28-May-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: 12 October 2021



2/26 Ambrie Crescent Noble Park VIC 3174

 2  1  1

Sold Price **\$540,000** Sold Date **27-Jun-21**

Distance **0.96km**



3/43-45 Leman Crescent Noble Park VIC 3174

 2  1  1

Sold Price **\$538,000** Sold Date **22-Feb-21**

Distance **1.14km**



2/26 Noble Street Noble Park VIC 3174

 2  2  1

Sold Price **\$540,000** Sold Date **28-May-21**

Distance **1.42km**

RS = Recent sale UN = Undisclosed Sale

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