

## 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

15/80-82 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

\$530,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$552,750

Property type

Unit

Suburb

Noble Park

Period-from

01 Nov 2021

to

31 Oct 2022

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

2/59-61 DUNBLANE ROAD NOBLE PARK VIC 3174	\$550,000	26-Aug-22
1/10A CARPENTER STREET NOBLE PARK VIC 3174	\$550,000	12-Apr-22
1/60 FINTONIA ROAD NOBLE PARK VIC 3174	\$580,000	31-Aug-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: 02 November 2022



**2/59-61 DUNBLANE ROAD NOBLE  
PARK VIC 3174**

Sold Price

<sup>RS</sup>

**\$550,000**

Sold Date

**26-Aug-22**



3



2



2

Distance

**0.1km**



**1/10A CARPENTER STREET NOBLE  
PARK VIC 3174**

Sold Price

**\$550,000**

Sold Date

**12-Apr-22**



2



1



1

Distance

**0.25km**



**1/60 FINTONIA ROAD NOBLE  
PARK VIC 3174**

Sold Price

**\$580,000**

Sold Date

**31-Aug-21**



3



1



1

Distance

**0.36km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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