

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

6/14 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

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Apr 2024

to

31 Mar 2025

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

5/14 ELLENDALE ROAD NOBLE PARK VIC 3174	\$425,000	28-Feb-25
6/30 VINCENT CRESCENT NOBLE PARK VIC 3174	\$399,000	06-Feb-25
3/21 VINCENT CRESCENT NOBLE PARK VIC 3174	\$408,000	30-Nov-24

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: 17 April 2025



**5/14 ELLENDALE ROAD NOBLE
PARK VIC 3174**

2 1 1

Sold Price

\$425,000

Sold Date

28-Feb-25

Distance

0km



**6/30 VINCENT CRESCENT NOBLE
PARK VIC 3174**

2 1 1

Sold Price

\$399,000

Sold Date

06-Feb-25

Distance

0.6km



**3/21 VINCENT CRESCENT NOBLE
PARK VIC 3174**

2 1 1

Sold Price

\$408,000

Sold Date

30-Nov-24

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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