

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

|                                                 |                                      |
|-------------------------------------------------|--------------------------------------|
| <b>Address</b><br>Including suburb and postcode | 5/32 Ellendale Road Noble Park, 3174 |
|-------------------------------------------------|--------------------------------------|

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

|               |                       |
|---------------|-----------------------|
| Range between | \$250,000 & \$275,000 |
|---------------|-----------------------|

### Median sale price

|               |             |               |             |        |            |
|---------------|-------------|---------------|-------------|--------|------------|
| Median price  | \$220,000   | Property Type | UNIT        | Suburb | NOBLE PARK |
| Period - From | 28-Oct-2020 | to            | 27-Oct-2021 | Source | REA        |

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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 | 6/64 Fintonia Road, Noble Park VIC 3174 | \$256,000 | 24-Mar-2021  |
| 2 | 3/32 Fintonia Road Noble Park VIC 3174  | \$300,000 | 11-Jan-2021  |
| 3 | 7/32 Ellendale Road Noble Park VIC 3174 | \$275,000 | 20-Mar-2021  |

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