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	53 Elonera Road Noble Park North, 3174

Indicative selling price

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

Range between	$620,000 & $680,000

Median sale price

Median price	$785,000	Property Type	HOUSE	Suburb	NOBLE PARK NORTH
Period - From	01-Dec-2021	to	30-Nov-2022	Source	CORELOGIC RP DATA

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	22 KINGSWOOD CRESCENT NOBLE PARK NORTH VIC 3174	$681,000	08-Oct-2022
2	8 SILVERTON DRIVE NOBLE PARK NORTH VIC 3174	$683,000	27-Sep-2022
3	2 JACKSONS ROAD NOBLE PARK NORTH VIC 3174	$640,000	22-Aug-2022

This statement of information was prepared on 24-Feb-2023 at 12:21:17 PM EST