

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

9/80-82 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

\$570,000

&

\$627,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Sep 2022

to

31 Aug 2023

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

2/66 DUNBLANE ROAD NOBLE PARK VIC 3174	\$580,000	02-Sep-23
3/30 HEYINGTON CRESCENT NOBLE PARK NORTH VIC 3174	\$600,000	10-Jul-23
16 STUART STREET NOBLE PARK VIC 3174	\$618,000	15-Apr-23

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: 06 September 2023



2/66 DUNBLANE ROAD NOBLE PARK VIC 3174

3 1 2

Sold Price

RS

\$580,000

Sold Date

02-Sep-23

Distance

0.21km



3/30 HEYINGTON CRESCENT NOBLE PARK NORTH VIC 3174

3 2 1

Sold Price

\$600,000

Sold Date

10-Jul-23

Distance

1.31km



16 STUART STREET NOBLE PARK VIC 3174

3 1 2

Sold Price

\$618,000

Sold Date

15-Apr-23

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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