

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

20/80-82 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Oct 2022

to

30 Sep 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

3/27B DUNBLANE ROAD NOBLE PARK VIC 3174	\$520,000	21-Jun-23
6/13 JENKINS STREET NOBLE PARK VIC 3174	\$495,000	27-May-23
2/15 VINCENT CRESCENT NOBLE PARK VIC 3174	\$525,000	30-Jun-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: 04 October 2023



2/27B DUNBLANE ROAD NOBLE PARK VIC 3174

 2  1  1

Sold Price

\$520,000

Sold Date

21-Jun-23

Distance

0.29km


6/13 JENKINS STREET NOBLE PARK VIC 3174

 2  1  2

Sold Price

\$495,000

Sold Date

27-May-23

Distance

0.3km


2/15 VINCENT CRESCENT NOBLE PARK VIC 3174

 2  1  1

Sold Price

\$525,000

Sold Date

30-Jun-23

Distance

0.35km
RS = Recent sale

UN = Undisclosed Sale

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