# 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<br>Including suburb and postcode | 2/31 Ellt Cres, Noble Park, Vic 3174 |

## Indicative selling price

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

range between $530,000 & $580,000

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $520,000 | Property type | *Unit* | Suburb | Noble Park |
| Period - From | 01/12/2023 | to | 29/02/2024 | Source | PropTrack |

## 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 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 |
|---|---|---|
| 8/68-70 Callandar Road, Noble Park, VIC 3174 | $545,000 | 19/10/2023 |
| 1/71 Callander Road, Noble Park, VIC 3174 | $605,000 | 29/12/2023 |
| 4/14 Bowmore Road, Noble Park, VIC 3174 | $590,000 | 18/11/2023 |

**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 six months.~~

This Statement of Information was prepared on: 18/03/2024