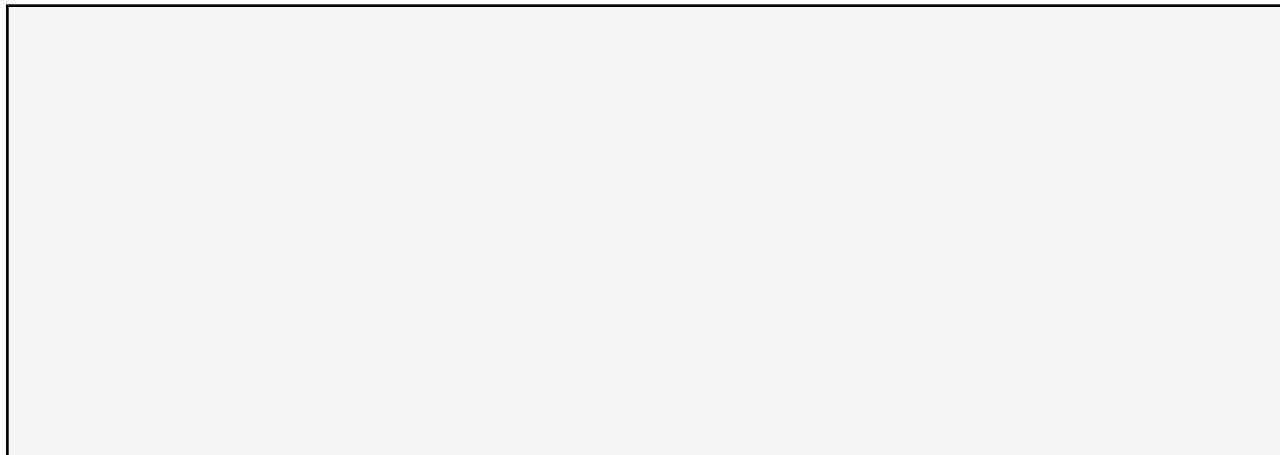


Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act



Property offered for sale

Address
Including suburb and
postcode

2/2 ELLT CRESCENT, NOBLE PARK, VIC 3174

Indicative selling price

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

Single Price:

508,000

Median sale price

Median price

\$460,000

Property type

House

Suburb

NOBLE PARK

Period

01 October 2018 to 30 September 2019

Source



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

1/5 RACECOURSE RD, NOBLE PARK, VIC 3174	\$501,500	21/08/2019
3/24 FRENCH ST, NOBLE PARK, VIC 3174	\$503,000	01/08/2019
1/70 NOBLE ST, NOBLE PARK, VIC 3174	\$490,000	25/07/2019

This Statement of Information was prepared on:

02/11/2019