

## 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

3/47 ELLT CRESCENT, NOBLE PARK, VIC 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$510,000

### Median sale price

Median price

\$450,000

House

Unit

X

Suburb

NOBLE PARK

Period

01 April 2017 to 31 March 2018

Source

pricfinder

### 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
2/47 ELLT CRES, NOBLE PARK, VIC 3174	\$470,000	07/02/2018
3/78 ELLENDALE RD, NOBLE PARK, VIC 3174	\$480,000	11/05/2018
1/7 STUART ST, NOBLE PARK, VIC 3174	\$515,000	02/04/2018