

# AREA SPECIALIST

## **STATEMENT OF INFORMATION**

1/80-82 ELLENDALE ROAD, NOBLE PARK, VIC 3174

PREPARED BY CALVIN PAIS, AREA SPECIALIST, PHONE: 0481166522

# AREA SPECIALIST

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/80-82 ELLENDALE ROAD, NOBLE PARK,  2  1  1

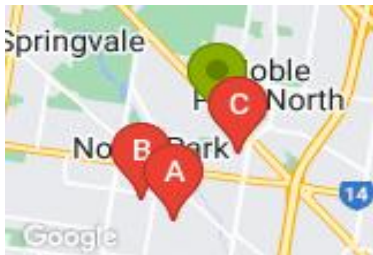
### Indicative Selling Price

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

Price Range: **\$500,000 to \$550,000**

Provided by: Calvin Pais, Area Specialist

## MEDIAN SALE PRICE



NOBLE PARK, VIC, 3174

Suburb Median Sale Price (Unit)

**\$530,000**

01 January 2023 to 31 December 2023

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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.



2/41 STUART ST, NOBLE PARK, VIC 3174

 2  2  1

Sale Price

**\$510,000**

Sale Date: 13/11/2023

Distance from Property: 1.5km



3/13 WALL ST, NOBLE PARK, VIC 3174

 2  2  1

Sale Price

**\*\$540,000**

Sale Date: 11/12/2023

Distance from Property: 1.5km



8/25-27 FINTONIA RD, NOBLE PARK, VIC 3174

 2  1  1

Sale Price

**\$542,840**

Sale Date: 02/08/2023

Distance from Property: 566m



This report has been compiled on 15/01/2024 by Area Specialist. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and postcode

1/80-82 ELLENDALE ROAD, NOBLE PARK, VIC 3174

### Indicative selling price

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

Price Range: \$500,000 to \$550,000


### Median sale price

Median price: \$530,000

Property type: Unit

Suburb: NOBLE PARK

Period: 01 January 2023 to 31 December 2023

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
2/41 STUART ST, NOBLE PARK, VIC 3174	\$510,000	13/11/2023
3/13 WALL ST, NOBLE PARK, VIC 3174	*\$540,000	11/12/2023
8/25-27 FINTONIA RD, NOBLE PARK, VIC 3174	\$542,840	02/08/2023

This Statement of Information was prepared on: 15/01/2024