

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

2 ELLERSLIE COURT NOBLE PARK NORTH 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

\$840,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,500

Property type

House

Suburb

Noble Park North

Period-from

01 Jun 2023

to

31 May 2024

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

6 DULCIE COURT NOBLE PARK NORTH VIC 3174	\$846,400	25-May-24
6 ELYSEE COURT NOBLE PARK NORTH VIC 3174	\$835,000	07-Jun-24
314 POLICE ROAD NOBLE PARK NORTH VIC 3174	\$875,000	06-Apr-24

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: 13 June 2024


**6 DULCIE COURT NOBLE PARK
NORTH VIC 3174**
 3  2  2

Sold Price

^{RS}
\$846,400

Sold Date

25-May-24

Distance

0.22km

**6 ELYSEE COURT NOBLE PARK
NORTH VIC 3174**
 -  -  -

Sold Price

^{RS} **\$835,000**

Sold Date

07-Jun-78

Distance

0.61km

**314 POLICE ROAD NOBLE PARK
NORTH VIC 3174**
 3  2  1

Sold Price

^{RS}
\$875,000

Sold Date

06-Apr-24

Distance

0.55km
RS = Recent sale

UN = Undisclosed Sale

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