

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	5/66 Elonera Road Noble Park North, 3174
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Indicative selling price

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

Range between	\$505,000 & \$555,000
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Median sale price

Median price	\$552,500	Property Type	TOWNHOUSE	Suburb	NOBLE PARK NORTH
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Period - From	01-Oct-2022	to	30-Sep-2023	Source	REIV
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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	2/1094 Heatherton Rd, Noble Park	\$540,000	07-Sep-2023
2	2/15 Vincent Cres, Noble Park	\$525,000	30-Jun-2023
3	4/24 Allan St, Noble Park	\$530,000	08-May-2023

This statement of information was prepared on 09-Nov-2023 at 3:38:32 PM EST