

## 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

45 Elonera Road Noble Park North VIC 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$605,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,250

Property type

House

Suburb

Noble Park North

Period-from

01 Jan 2020

to

31 Dec 2020

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

4 Coolavin Road Noble Park North VIC 3174	\$586,000	29-Jul-20
5 Tudor Crescent Noble Park North VIC 3174	\$600,000	05-Oct-20
48 Heyington Crescent Noble Park North VIC 3174	\$588,000	28-Jul-20

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: 19 January 2021

**4 Coolavin Road Noble Park North  
VIC 3174**

3 1 2

Sold Price

**\$586,000**

Sold Date

**29-Jul-20**

Distance

**0.18km****5 Tudor Crescent Noble Park North  
VIC 3174**

4 1 1

Sold Price

**\$600,000**

Sold Date

**05-Oct-20**

Distance

**0.25km****48 Heyington Crescent Noble Park  
North VIC 3174**

3 1 1

Sold Price

**\$588,000**

Sold Date

**28-Jul-20**

Distance

**0.62km**

RS = Recent sale

UN = Undisclosed Sale

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