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	2/51 Ellt Crescent, Noble Park, VIC 3174

Indicative selling price

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

Price Range	$490,000	&	$530,000

Median sale price

Median price	$475,000	Property Type	Unit	Suburb	Noble Park (3174)
Period - From	01/04/2020	to	31/03/2021	Source	Corelogic

Comparable property sales

A 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
5/84-86 BUCKLEY STREET, NOBLE PARK VIC 3174	$510,000	04/09/2021
5/13-15 KNOX STREET, NOBLE PARK VIC 3174	$507,888	02/01/2021
4/52 AMBRIE CRESCENT, NOBLE PARK VIC 3174	$475,000	01/02/2021

This Statement of Information was prepared on: 21/04/2021