

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	4 Jenkins Street Noble Park, 3174
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### Indicative selling price

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

Range between	\$675,000 & \$725,000
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### Median sale price

Median price	\$730,000	Property Type	HOUSE	Suburb	NOBLE PARK
Period - From	22-May-2022	to	21-May-2023	Source	REA

### 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	98 Liege Avenue, Noble Park, Vic 3174	\$680,000	29-Apr-2023
2	26 Prior Road, Noble Park, Vic 3174	\$720,000	08-May-2023
3	2 Cardore Court, Noble Park, Vic 3174	\$682,000	17-May-2023

This statement of information was prepared on 21-Jun-2023 at 8:24:07 PM EST