

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

1/35 JOFFRE STREET NOBLE PARK 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Dec 2023

to

30 Nov 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

2/25 MONS PARADE NOBLE PARK VIC 3174	\$505,000	14-Sep-24
12/1203 HEATHERTON ROAD NOBLE PARK VIC 3174	\$520,000	06-Nov-24
7/1203 HEATHERTON ROAD NOBLE PARK VIC 3174	\$480,000	01-Jul-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: 10 December 2024



**2/25 MONS PARADE NOBLE PARK
VIC 3174**

2 1 1

Sold Price

\$505,000

Sold Date

14-Sep-24

Distance

0.87km



**12/1203 HEATHERTON ROAD
NOBLE PARK VIC 3174**

2 1 1

Sold Price

^{RS} **\$520,000** ^{UN}

Sold Date

06-Nov-24

Distance

1.04km



**7/1203 HEATHERTON ROAD
NOBLE PARK VIC 3174**

2 1 1

Sold Price

\$480,000

Sold Date

01-Jul-24

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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