

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

2/34 JASPER 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Oct 2023

to

30 Sep 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

1/29 JASPER STREET NOBLE PARK VIC 3174	\$655,000	05-Aug-23
3/2 JAMES STREET NOBLE PARK VIC 3174	\$640,000	20-Apr-24
2/4 HENRY STREET NOBLE PARK VIC 3174	\$655,000	02-Apr-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: 31 October 2024

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1/29 JASPER STREET NOBLE PARK VIC 3174 Sold Price **\$655,000** Sold Date **05-Aug-23**

3 1 1

Distance **0.1km**



3/2 JAMES STREET NOBLE PARK VIC 3174 Sold Price **\$640,000** Sold Date **20-Apr-24**

3 2 2

Distance **0.42km**



2/4 HENRY STREET NOBLE PARK VIC 3174 Sold Price **\$655,000** Sold Date **02-Apr-24**

3 1 1

Distance **0.44km**



1/9 NITHSDALE ROAD NOBLE PARK VIC 3174 Sold Price ^{RS} **\$650,000** Sold Date **30-Aug-24**

3 1 1

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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