

## 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

30 Parramatta Crescent Noble Park 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

\$650,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Noble Park

Period-from

01 Nov 2019

to

31 Oct 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 6 Pearl Court Noble Park VIC 3174      | \$680,000 | 04-Aug-20 |
| 18 Jasper Street Noble Park VIC 3174   | \$690,000 | 02-Aug-20 |
| 64 Jellicoe Street Noble Park VIC 3174 | \$650,000 | 23-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: 09 November 2020



**6 Pearl Court Noble Park VIC 3174**

Sold Price

**\$680,000**

Sold Date **04-Aug-20**

 4  2  4

Distance **0.82km**



**18 Jasper Street Noble Park VIC 3174**

Sold Price

**\$690,000**

Sold Date **02-Aug-20**

 3  1  1

Distance **1.93km**



**64 Jellicoe Street Noble Park VIC 3174**

Sold Price

**\$650,000**

Sold Date **23-Jul-20**

 3  1  1

Distance **2.1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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