

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/16 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

\$340,000

&

\$374,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$458,750

Property type

Unit

Suburb

Noble Park

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

1/2 CHANDLER ROAD NOBLE PARK VIC 3174	\$349,999	12-Mar-21
5/8 NAMUR STREET NOBLE PARK VIC 3174	\$360,000	28-Apr-21
4/48-50 CHANDLER ROAD NOBLE PARK VIC 3174	\$367,500	01-Apr-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 21 May 2021



1/2 CHANDLER ROAD NOBLE PARK VIC 3174

 2
  1
  1

Sold Price

\$349,999

Sold Date

12-Mar-21

Distance

1km


5/8 NAMUR STREET NOBLE PARK VIC 3174

 2
  1
  1

Sold Price

^{RS} **\$360,000**

Sold Date

28-Apr-21

Distance

0.4km


4/48-50 CHANDLER ROAD NOBLE PARK VIC 3174

 2
  1
  1

Sold Price

^{RS} **\$367,500** ^{UN}

Sold Date

01-Apr-21

Distance

0.5km
RS = Recent sale

UN = Undisclosed Sale

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