

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

1/6 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Mar 2019

to

29 Feb 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

1/6 Henry Street Noble Park VIC 3174	\$640,000	24-Jul-19
10 Jasmine Drive Noble Park VIC 3174	\$601,900	23-Aug-19
2/71 Callander Road Noble Park VIC 3174	\$614,000	20-Nov-19

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: 03 March 2020



1/6 Henry Street Noble Park VIC 3174

 3  1  2

Sold Price

\$640,000

Sold Date

24-Jul-19

Distance

0.51km



10 Jasmine Drive Noble Park VIC 3174

 3  2  1

Sold Price

\$601,900

Sold Date

23-Aug-19

Distance

0.92km



2/71 Callander Road Noble Park VIC 3174

 3  2  2

Sold Price

\$614,000

Sold Date

20-Nov-19

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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