

# 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

5 Jeffery Avenue, 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)

Single price

or range between

\$680,000

&

\$720,000

### Median sale price

Median price

\$ 751,500

Property type

House

Suburb

NOBLE PARK

Period - From

25/07/2021

to

21/01/2022

Source

core\_logic

### Comparable property sales

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 six months.

Address of comparable property		Price	Date of sale
1	18 Narellan Drive Keysborough Vic 3173	\$700,000	2021-11-10
2	4 Lume Court Noble Park Vic 3174	\$721,000	2021-10-06
3			

This Statement of Information was prepared on:

21/01/2022

