

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

20 Jacksons Road Noble Park North 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

\$640,000

&

\$704,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$658,100

Property type

House

Suburb

Noble Park North

Period-from

01 Jun 2020

to

31 May 2021

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

21 Coolavin Road Noble Park North VIC 3174	\$680,000	15-Jan-21
1 Clay Court Noble Park North VIC 3174	\$682,000	17-Apr-21
10 Ebden Street Noble Park North VIC 3174	\$656,200	12-Dec-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: 08 June 2021



21 Coolavin Road Noble Park North VIC 3174

Sold Price

\$680,000

Sold Date

15-Jan-21



3



1



2

Distance

0.45km



1 Clay Court Noble Park North VIC 3174

Sold Price

^{RS} **\$682,000**

Sold Date

17-Apr-21



3



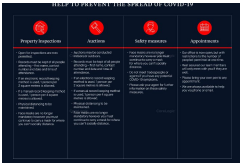
1



2

Distance

0.47km



10 Ebdon Street Noble Park North VIC 3174

Sold Price

\$656,200

Sold Date

12-Dec-20



3



1



1

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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