

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

3 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

\$770,000

&

\$847,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,000

Property type

House

Suburb

Noble Park North

Period-from

01 Feb 2020

to

31 Jan 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

372 Princes Highway Noble Park North VIC 3174	\$735,000	18-Dec-20
104 Jacksons Road Noble Park North VIC 3174	\$646,000	17-Nov-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.

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372 Princes Highway Noble Park North VIC 3174

 4  1  1

Sold Price

^{RS} **\$735,000** Sold Date **18-Dec-20**

Distance **0.74km**



104 Jacksons Road Noble Park North VIC 3174

 3  1  1

Sold Price

\$646,000 Sold Date **17-Nov-20**

Distance **1.06km**

RS = Recent sale **UN** = Undisclosed Sale

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