

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	23 Jellicoe Street Noble Park, 3174
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$655,000 & \$720,000
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Median sale price

Median price	\$750,000	Property Type	HOUSE	Suburb	NOBLE PARK
Period - From	25-Jan-2022	to	24-Jan-2023	Source	REA

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	14 Comber Street, Noble Park, Vic 3174	\$710,000	20-Jan-2023
2	4 Jonathan Court, Noble Park, Vic 3174	\$690,000	28-Jan-2023
3	36 Leman Crescent, Noble Park, Vic 3174	\$720,000	12-Oct-2022

This statement of information was prepared on 03-Apr-2023 at 10:18:34 AM EST