

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

209 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Noble Park North

Period-from

01 Jan 2024

to

31 Dec 2024

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

14 WREN DRIVE NOBLE PARK NORTH VIC 3174	\$752,888	18-Oct-24
14 EAGLE DRIVE NOBLE PARK NORTH VIC 3174	\$750,000	21-Dec-24
18 BROWNS ROAD NOBLE PARK NORTH VIC 3174	\$760,000	18-Nov-24

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: 16 January 2025



**14 WREN DRIVE NOBLE PARK
NORTH VIC 3174**

 3  1  -

Sold Price **\$752,888** Sold Date **18-Oct-24**

Distance **0.71km**



**14 EAGLE DRIVE NOBLE PARK
NORTH VIC 3174**

 3  2  2

Sold Price ^{RS} **\$750,000** Sold Date **21-Dec-24**

Distance **0.96km**



**18 BROWNS ROAD NOBLE PARK
NORTH VIC 3174**

 3  2  1

Sold Price ^{RS} **\$760,000** Sold Date **18-Nov-24**

Distance **0.34km**



**149 JACKSONS ROAD NOBLE
PARK NORTH VIC 3174**

 3  2  1

Sold Price ^{RS} **\$775,000** Sold Date **30-Nov-24**

Distance **0.66km**

RS = Recent sale UN = Undisclosed Sale

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