

## 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

8 JASMINE DRIVE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Noble Park

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

4/39 LEMAN CRESCENT NOBLE PARK VIC 3174	\$730,000	19-Nov-24
30 SMITH STREET NOBLE PARK VIC 3174	\$750,000	29-Nov-24
2/51 BOWMORE ROAD NOBLE PARK VIC 3174	\$685,000	02-Oct-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: 10 January 2025



**4/39 LEMAN CRESCENT NOBLE  
PARK VIC 3174**

 3  2  2

Sold Price

<sup>RS</sup>

**\$730,000**

Sold Date

**19-Nov-24**

Distance

**1.35km**



**30 SMITH STREET NOBLE PARK  
VIC 3174**

 3  2  1

Sold Price

<sup>RS</sup>

**\$750,000**

Sold Date

**29-Nov-24**

Distance

**1.25km**



**2/51 BOWMORE ROAD NOBLE  
PARK VIC 3174**

 3  2  1

Sold Price

**\$685,000**

Sold Date

**02-Oct-24**

Distance

**0.36km**

RS = Recent sale

UN = Undisclosed Sale

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