

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 (*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 Dec 2023

to

30 Nov 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

| | | |
|---|-----------|-----------|
| 3/3 NOCKOLDS CRESCENT NOBLE PARK VIC 3174 | \$675,000 | 14-Jun-24 |
| 2/51 BOWMORE ROAD NOBLE PARK VIC 3174 | \$685,000 | 02-Oct-24 |
| 30 SMITH STREET NOBLE PARK VIC 3174 | \$750,000 | 29-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: 04 December 2024



3/3 NOCKOLDS CRESCENT NOBLE PARK VIC 3174 Sold Price **\$675,000** Sold Date **14-Jun-24**

 3  2  1

Distance **0.59km**



2/51 BOWMORE ROAD NOBLE PARK VIC 3174 Sold Price **\$685,000** Sold Date **02-Oct-24**

 3  2  1

Distance **0.36km**



30 SMITH STREET NOBLE PARK VIC 3174 Sold Price ^{RS} **\$750,000** Sold Date **29-Nov-24**

 3  2  1

Distance **1.25km**

RS = Recent sale UN = Undisclosed Sale

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