

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	44 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	\$750,000 & \$825,000
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Median sale price

Median price	\$755,000	Property Type	TOWNHOUSE	Suburb	NOBLE PARK
Period - From	10-Nov-2021	to	09-Nov-2022	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	1/8 Nockolds Crescent, Noble Park, Vic 3174	\$890,000	29-Oct-2022
2	7 Taronga Court, Noble Park, Vic 3174	\$855,000	18-Jun-2022
3	9 Taronga Court, Noble Park, Vic 3174	\$850,000	25-Jul-2022

This statement of information was prepared on 05-Dec-2022 at 3:08:50 PM EST