

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

3/17 Jenkins Street 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

\$355,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jul 2020

to

30 Jun 2021

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

5/2 Chandler Road Noble Park VIC 3174	\$349,999	12-Mar-21
4/48-50 Chandler Road Noble Park VIC 3174	\$367,500	01-Apr-21
1/52 Chandler Road Noble Park VIC 3174	\$380,000	25-May-21

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: 01 July 2021



5/2 Chandler Road Noble Park VIC 3174 Sold Price **\$349,999** Sold Date **12-Mar-21**

 2  1  1

Distance **0.75km**



4/48-50 Chandler Road Noble Park VIC 3174 Sold Price **\$367,500** Sold Date **01-Apr-21**

 2  1  1

Distance **1.15km**



1/52 Chandler Road Noble Park VIC 3174 Sold Price ^{RS} **\$380,000** Sold Date **25-May-21**

 2  1  1

Distance **1.19km**

RS = Recent sale **UN** = Undisclosed Sale

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