

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

\$580,000

&

\$620,000

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

4/28-30 DUNBLANE ROAD NOBLE PARK VIC 3174	\$630,000	14-Sep-24
11/80-82 ELLENDALE ROAD NOBLE PARK VIC 3174	\$615,000	26-Nov-24
3/1231-1235 HEATHERTON ROAD NOBLE PARK VIC 3174	\$630,000	24-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: 13 January 2025



4/28-30 DUNBLANE ROAD NOBLE PARK VIC 3174

Sold Price

\$630,000

Sold Date

14-Sep-24



3



2



1

Distance

0.61km



11/80-82 ELLENDALE ROAD NOBLE PARK VIC 3174

Sold Price

^{RS} **\$615,000**

Sold Date

26-Nov-24



3



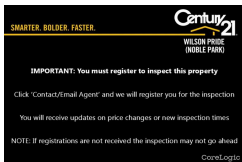
2



2

Distance

0.26km



3/1231-1235 HEATHERTON ROAD NOBLE PARK VIC 3174

Sold Price

\$630,000

Sold Date

24-Oct-24



3



2



-

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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