

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

11 Joffre 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

\$900,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$751,500

Property type

House

Suburb

Noble Park

Period-from

01 Feb 2021

to

31 Jan 2022

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

20 David Street Noble Park VIC 3174	\$902,000	14-Oct-21
40 Gatcum Court Noble Park VIC 3174	\$943,000	15-Jan-22
54 Chandler Road Noble Park VIC 3174	\$955,000	19-Jan-22

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: 09 February 2022



20 David Street Noble Park VIC 3174

3 1 2

Sold Price

^{RS} \$902,000

Sold Date

14-Oct-21

Distance

1.66km



40 Gatcum Court Noble Park VIC 3174

4 2 4

Sold Price

^{RS} \$943,000

Sold Date

15-Jan-22

Distance

0.76km



54 Chandler Road Noble Park VIC 3174

2 1 2

Sold Price

^{RS} \$955,000

Sold Date

19-Jan-22

Distance

0.25km



13 Stella Avenue Noble Park VIC 3174

3 1 1

Sold Price

^{RS} \$980,000

Sold Date

18-Dec-21

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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