

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	184 Jacksons Road Noble Park North, 3174
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$795,000 & \$850,000
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Median sale price

Median price	\$850,000	Property Type	HOUSE	Suburb	NOBLE PARK NORTH
Period - From	21-Sep-2021	to	20-Sep-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	15 McQuade Court, Noble Park North, Vic 3174	\$870,000	07-Mar-2022
2	34 Heyington Crescent, Noble Park North, Vic 3174	\$802,222	04-Mar-2022
3	61 Shelton Crescent, Noble Park North, Vic 3174	\$930,000	02-Feb-2022

This statement of information was prepared on 18-Nov-2022 at 5:20:27 PM EST