

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

6 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Noble Park

Period-from

01 May 2024

to

30 Apr 2025

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

3/31 NAMUR STREET NOBLE PARK VIC 3174	\$695,000	14-Apr-25
8 JASMINE DRIVE NOBLE PARK VIC 3174	\$680,000	23-Jan-25
2/39 LEMAN CRESCENT NOBLE PARK VIC 3174	\$749,000	21-Jan-25

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: 03 May 2025



3/31 NAMUR STREET NOBLE PARK VIC 3174

Sold Price

^{RS}

\$695,000

Sold Date

14-Apr-25

3

2

2

Distance

1.55km



8 JASMINE DRIVE NOBLE PARK VIC 3174

Sold Price

\$680,000

Sold Date

23-Jan-25

2

2

1

Distance

0km



2/39 LEMAN CRESCENT NOBLE PARK VIC 3174

Sold Price

^{RS}

\$749,000

Sold Date

21-Jan-25

3

2

2

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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