

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

2B JELICOE 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jul 2023

to

30 Jun 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

2B LEMAN CRESCENT NOBLE PARK VIC 3174	\$650,000	15-Apr-24
6 HARRISON DRIVE NOBLE PARK VIC 3174	\$695,000	13-Jun-24
4/21-23 KELVINSIDE ROAD NOBLE PARK VIC 3174	\$700,000	10-Apr-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.~~

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**2B LEMAN CRESCENT NOBLE
PARK VIC 3174**

3 2 1

Sold Price **\$650,000** Sold Date **15-Apr-24**

Distance **0.73km**



**6 HARRISON DRIVE NOBLE PARK
VIC 3174**

3 2 1

Sold Price ^{RS} **\$695,000** Sold Date **13-Jun-24**

Distance **0.88km**



**4/21-23 KELVINSIDE ROAD NOBLE
PARK VIC 3174**

3 2 2

Sold Price **\$700,000** Sold Date **10-Apr-24**

Distance **1.23km**

RS = Recent sale UN = Undisclosed Sale

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