

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

2/6 Jasper 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$454,500

Property type

Unit

Suburb

Noble Park

Period-from

01 Feb 2019

to

31 Jan 2020

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

2/6 Callander Road Noble Park VIC 3174	\$481,000	04-Sep-19
4/20 Allan Street Noble Park VIC 3174	\$490,000	07-Dec-19
3/18 Noble Street Noble Park VIC 3174	\$460,000	04-Sep-19

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 February 2020



OBrien Real Estate

Victor Villella

P 0387940500

M 0412437064

E victor.villella@obrienrealestate.com.au



2/6 Callander Road Noble Park VIC 3174

Sold Price

\$481,000

Sold Date

04-Sep-19

2

1

1

Distance

0.29km



4/20 Allan Street Noble Park VIC 3174

Sold Price

^{RS}

\$490,000

Sold Date

07-Dec-19

2

1

2

Distance

0.53km



3/18 Noble Street Noble Park VIC 3174

Sold Price

\$460,000

Sold Date

04-Sep-19

2

1

1

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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