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<br>Including suburb and postcode | 161 JACKSONS ROAD NOBLE PARK NORTH 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 | & | $715,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $773,750 | Property type | House | Suburb | Noble Park North |
| Period-from | 01 Apr 2024 | to | 31 Mar 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 |
|---|---|---|
| 2 TEMPLEWOOD AVENUE NOBLE PARK NORTH VIC 3174 | $700,000 | 05-Apr-25 |
| 5 CURTAYNE COURT NOBLE PARK NORTH VIC 3174 | $695,000 | 19-Dec-24 |
| 48 BROWNS ROAD NOBLE PARK NORTH VIC 3174 | $687,000 | 26-Oct-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.~~

This Statement of Information was prepared on: 24 April 2025

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**2 TEMPLEWOOD AVENUE NOBLE PARK NORTH VIC 3174**

3 1 2

Sold Price RS $700,000 Sold Date 05-Apr-25

Distance 1.05km



**5 CURTAYNE COURT NOBLE PARK NORTH VIC 3174**

3 1 1

Sold Price $695,000 Sold Date 19-Dec-24

Distance 0.61km



**48 BROWNS ROAD NOBLE PARK NORTH VIC 3174**

3 1 1

Sold Price $687,000 Sold Date 26-Oct-24

Distance 0.42km

**RS** = Recent sale **UN** = Undisclosed Sale

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