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	4 Nockolds Crescent, Noble Park Vic 3174

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $780,000 Property Type House Suburb Noble Park

Period - From 01/07/2023 to 30/06/2024 Source REIV

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 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	71 Jacksons Rd NOBLE PARK NORTH 3174	$675,000	19/07/2024
2	80 Buckley St NOBLE PARK 3174	$680,000	24/04/2024
3	24 Wimpole St NOBLE PARK NORTH 3174	$665,000	04/04/2024

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 six months.~~

This Statement of Information was prepared on: 01/08/2024 11:11

4 Nockolds Crescent, Noble Park Vic 3174

Sean Lin
8849 8088
0452 050 331
seanlin@jelliscraig.com.au



3 2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median House Price
Year ending June 2024: $780,000

Comparable Properties



71 Jacksons Rd NOBLE PARK NORTH 3174 (REI)

3 1 2

Price: $675,000
Method: Private Sale
Date: 19/07/2024
Property Type: House
Land Size: 534 sqm approx

Agent Comments

Next to busy road.



80 Buckley St NOBLE PARK 3174 (REI/VG)

3 2 2

Price: $680,000
Method: Private Sale
Date: 24/04/2024
Property Type: House
Land Size: 381 sqm approx

Agent Comments



24 Wimpole St NOBLE PARK NORTH 3174 (REI/VG)

3 1 1

Price: $665,000
Method: Private Sale
Date: 04/04/2024
Property Type: House
Land Size: 618 sqm approx

Agent Comments

Un-renovated house. Kitchen in need of repairs and renovations. Internally poor condition.

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