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	14 Valepark Close, Noble Park North Vic 3174

Indicative selling price

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

Range between $730,000 & $790,000

Median sale price

Median price $772,500 Property Type House Suburb Noble Park North

Period - From 01/10/2023 to 30/09/2024 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	41 Timberglade Dr NOBLE PARK NORTH 3174	$712,500	03/12/2024
2	11 Julius Cr NOBLE PARK NORTH 3174	$725,000	27/11/2024
3	51 Coolavin Rd NOBLE PARK NORTH 3174	$795,000	10/10/2024

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: 17/01/2025 10:10

14 Valepark Close, Noble Park North Vic 3174

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5 2 3

Property Type: House

Agent Comments

Indicative Selling Price
$730,000 - $790,000
Median House Price
Year ending September 2024: $772,500

Comparable Properties



41 Timberglade Dr NOBLE PARK NORTH 3174 (REI)

4 2 4

Price: $712,500
Method: Private Sale
Date: 03/12/2024
Property Type: House
Land Size: 539 sqm approx

Agent Comments



11 Julius Cr NOBLE PARK NORTH 3174 (REI/VG)

4 2 1

Price: $725,000
Method: Sold Before Auction
Date: 27/11/2024
Property Type: House (Res)
Land Size: 533 sqm approx

Agent Comments



51 Coolavin Rd NOBLE PARK NORTH 3174 (REI)

5 2 1

Price: $795,000
Method: Private Sale
Date: 10/10/2024
Property Type: House
Land Size: 540 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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