

## 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

3/17 JENKINS STREET NOBLE PARK VIC 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$390,000

&

\$429,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Nov 2022

to

31 Oct 2023

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

|                                            |        |           |
|--------------------------------------------|--------|-----------|
| 5/1212 HEATHERTON ROAD NOBLE PARK VIC 3174 | 400000 | 15-Jun-23 |
|                                            |        |           |
|                                            |        |           |

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: 22 November 2023



**5/1212 HEATHERTON ROAD NOBLE** Sold Price  
**PARK VIC 3174**

 2
  1
  1

**400000** Sold Date **15-Jun-23**

Distance **0.99km**

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

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