

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

1/111 KELVINSIDE ROAD 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

\$310,000

&

\$341,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jul 2023

to

30 Jun 2024

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

2/16 NOCKOLDS CRESCENT NOBLE PARK VIC 3174	\$330,000	03-May-24
FORSTER STREET NOBLE PARK VIC 3174	\$310,000	08-Mar-24
4/48A NOBLE STREET NOBLE PARK VIC 3174	\$341,000	28-Mar-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: 04 July 2024

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**2/16 NOCKOLDS CRESCENT
NOBLE PARK VIC 3174**

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Sold Price **\$330,000** Sold Date **03-May-24**Distance **0.16km****FORSTER STREET NOBLE PARK
VIC 3174**

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Sold Price **\$310,000** Sold Date **08-Mar-24**Distance **0.75km****4/48A NOBLE STREET NOBLE
PARK VIC 3174**

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Sold Price **\$341,000** Sold Date **28-Mar-24**Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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