

## 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

5/14 KELVINSIDE ROAD NOBLE PARK VIC 3174

### Indicative selling price

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

Single Price

or range  
between

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Noble Park

Period-from

01 May 2022

to

30 Apr 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

4/48-50 CHANDLER ROAD NOBLE PARK VIC 3174	\$480,000	24-Mar-23
5/41 LEONARD AVENUE NOBLE PARK VIC 3174	\$455,000	05-Apr-23
8/441-443 PRINCES HIGHWAY NOBLE PARK VIC 3174	\$430,000	20-Apr-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: 26 May 2023



**4/48-50 CHANDLER ROAD NOBLE  
PARK VIC 3174**

Sold Price

<sup>RS</sup> **\$480,000**

Sold Date

**24-Mar-23**

 2  1  1

Distance

**0.79km**



**5/41 LEONARD AVENUE NOBLE  
PARK VIC 3174**

Sold Price

**\$455,000**

Sold Date

**05-Apr-23**

 2  1  2

Distance

**0.8km**



**8/441-443 PRINCES HIGHWAY  
NOBLE PARK VIC 3174**

Sold Price

<sup>RS</sup> **\$430,000**

Sold Date

**20-Apr-23**

 2  1  1

Distance

**0.87km**

RS = Recent sale

UN = Undisclosed Sale

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