

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

5/10 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

\$235,000

&

\$250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Nov 2023

to

31 Oct 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

4/38 KELVINSIDE ROAD NOBLE PARK VIC 3174	\$250,000	18-Dec-23
KELVINSIDE ROAD NOBLE PARK VIC 3174	\$236,000	08-Jan-24
8/1 VINCENT CRESCENT NOBLE PARK VIC 3174	\$251,000	27-Aug-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: 18 November 2024



4/38 KELVINSIDE ROAD NOBLE PARK VIC 3174

 1  1  1

Sold Price **\$250,000** Sold Date **18-Dec-23**

Distance **0.28km**



KELVINSIDE ROAD NOBLE PARK VIC 3174

 1  1  -

Sold Price **\$236,000** Sold Date **08-Jan-24**

Distance **0km**



8/1 VINCENT CRESCENT NOBLE PARK VIC 3174

 1  1  -

Sold Price **\$251,000** Sold Date **27-Aug-24**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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