

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

3/42 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$456,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Feb 2020

to

31 Jan 2021

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

1/48 Ambrie Crescent Noble Park VIC 3174	\$650,000	18-Dec-20
3/108 Buckley Street Noble Park VIC 3174	\$635,000	04-Dec-20
1/7 Stella Avenue Noble Park VIC 3174	\$632,000	12-Dec-20

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.~~

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1/48 Ambrie Crescent Noble Park VIC 3174

 3  2  4

Sold Price

^{RS} **\$650,000**

Sold Date

18-Dec-20

Distance

1.24km



3/108 Buckley Street Noble Park VIC 3174

 3  2  2

Sold Price

^{RS} **\$635,000**

Sold Date

04-Dec-20

Distance

1.25km



1/7 Stella Avenue Noble Park VIC 3174

 3  2  2

Sold Price

\$632,000

Sold Date

12-Dec-20

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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