

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 6/30 Vincent Crescent, Noble Park Vic 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$350,000 & \$385,000

Median sale price

Median price \$558,000 Property Type Unit Suburb Noble Park

Period - From 01/10/2023 to 30/09/2024 Source REIV

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 six 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	8/48a Noble St NOBLE PARK 3174	\$380,000	11/10/2024
2	10/38 Kelvinside Rd NOBLE PARK 3174	\$370,500	08/09/2024
3	1/111 Kelvinside Rd NOBLE PARK 3174	\$355,000	01/08/2024

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 six months.~~

This Statement of Information was prepared on: 15/01/2025 11:24



2 1 1

Property Type: Unit
Land Size: 144 sqm approx
 Agent Comments

Indicative Selling Price
 \$350,000 - \$385,000
Median Unit Price
 Year ending September 2024: \$558,000

Comparable Properties



8/48a Noble St NOBLE PARK 3174 (REI/VG)

Agent Comments

2 1 2

Price: \$380,000
Method: Private Sale
Date: 11/10/2024
Property Type: Unit



10/38 Kelvinside Rd NOBLE PARK 3174 (REI/VG)

Agent Comments

2 1 1

Price: \$370,500
Method: Private Sale
Date: 08/09/2024
Property Type: Unit
Land Size: 108 sqm approx



1/111 Kelvinside Rd NOBLE PARK 3174 (REI/VG)

Agent Comments

2 1 1

Price: \$355,000
Method: Private Sale
Date: 01/08/2024
Property Type: Unit

Account - VICPROP



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