

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

3/124 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jul 2021

to

30 Jun 2022

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

1/37 NOCKOLDS CRESCENT NOBLE PARK VIC 3174	\$480,000	29-Jun-22
3/68-70 CALLANDER ROAD NOBLE PARK VIC 3174	\$570,500	04-May-22
1/52 DUNBLANE ROAD NOBLE PARK VIC 3174	\$513,250	03-May-22

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: 25 July 2022



1/37 NOCKOLDS CRESCENT NOBLE PARK VIC 3174

2 1 2

Sold Price

^{RS} **\$480,000** Sold Date **29-Jun-22**

Distance **0.51km**



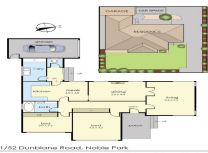
3/68-70 CALLANDER ROAD NOBLE PARK VIC 3174

2 1 1

Sold Price

\$570,500 Sold Date **04-May-22**

Distance **0.63km**



1/52 DUNBLANE ROAD NOBLE PARK VIC 3174

2 1 1

Sold Price

^{RS} **\$513,250** Sold Date **03-May-22**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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