

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

6/34 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Aug 2021

to

31 Jul 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

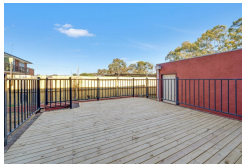
Date of sale

5/34 KELVINSIDE ROAD NOBLE PARK VIC 3174	\$530,000	09-Oct-21
2/34 KELVINSIDE ROAD NOBLE PARK VIC 3174	\$520,000	28-Apr-21

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: 30 August 2022



**5/34 KELVINSIDE ROAD NOBLE
PARK VIC 3174**

3 1 1

Sold Price **\$530,000** Sold Date **09-Oct-21**

Distance **0.01km**



**2/34 KELVINSIDE ROAD NOBLE
PARK VIC 3174**

4 1 1

Sold Price **\$520,000** Sold Date **28-Apr-21**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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