

AREA SPECIALIST

STATEMENT OF INFORMATION

2/6 KIANDRA CLOSE, NOBLE PARK, VIC 3174

PREPARED BY CALVIN PAIS, AREA SPECIALIST, PHONE: 0481166522

AREA SPECIALIST

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



How to help prevent the spread of Coronavirus.

Please do not enter if you have:

1. Experienced symptoms in the last 14 days
2. Experienced symptoms in the last 14 days
3. Experienced symptoms in the last 14 days
4. Experienced symptoms in the last 14 days

2020-2021 This report is for information only and does not constitute an offer of any financial product. It is not intended to be used as a basis for investment decisions. It is not intended to be used as a basis for investment decisions. It is not intended to be used as a basis for investment decisions.

We won't be shaking your hand. We know you'll understand.

2/6 KIANDRA CLOSE, NOBLE PARK, VIC



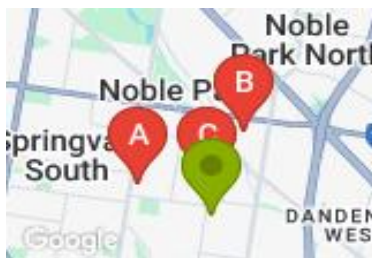
Indicative Selling Price

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

Price Range: **\$630,000 to \$693,000**

Provided by: Calvin Pais, Area Specialist

MEDIAN SALE PRICE



NOBLE PARK, VIC, 3174

Suburb Median Sale Price (House)

\$782,500

01 January 2024 to 31 December 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



1/16 THEODORE AVE, NOBLE PARK, VIC 3174



Sale Price

***\$658,000**

Sale Date: 17/12/2024

Distance from Property: 1.1km



3/24 FRENCH ST, NOBLE PARK, VIC 3174



Sale Price

\$632,000

Sale Date: 29/11/2024

Distance from Property: 1.3km



1/32 STELLA AVE, NOBLE PARK, VIC 3174



Sale Price

\$638,000

Sale Date: 30/10/2024

Distance from Property: 440m



This report has been compiled on 03/02/2025 by Area Specialist. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

2/6 KIANDRA CLOSE, NOBLE PARK, VIC 3174

Indicative selling price

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

Price Range: \$630,000 to \$693,000


Median sale price

Median price: \$782,500

Property type: House

Suburb: NOBLE PARK

Period: 01 January 2024 to 31 December 2024

Source: 

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1/16 THEODORE AVE, NOBLE PARK, VIC 3174	*\$658,000	17/12/2024
3/24 FRENCH ST, NOBLE PARK, VIC 3174	\$632,000	29/11/2024
1/32 STELLA AVE, NOBLE PARK, VIC 3174	\$638,000	30/10/2024

This Statement of Information was prepared on: 03/02/2025