

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

8 Kirk Street 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

\$685,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$679,000

Property type

House

Suburb

Noble Park

Period-from

01 Apr 2020

to

31 Mar 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

25B Kelvinside Road Noble Park VIC 3174	\$716,000	27-Mar-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.

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**25B Kelvinside Road Noble Park
VIC 3174**

3 3 2

Sold Price

^{RS}

\$716,000

Sold Date

27-Mar-21

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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