

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

10/38 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

\$299,999

&

\$329,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Apr 2021

to

31 Mar 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

1/21 VINCENT CRESCENT NOBLE PARK VIC 3174	\$375,000	25-Nov-21
3/31 LARBERT ROAD NOBLE PARK VIC 3174	\$355,000	14-Jan-22
3/471 PRINCES HIGHWAY NOBLE PARK VIC 3174	\$323,000	10-Nov-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: 22 April 2022



**1/21 VINCENT CRESCENT NOBLE
PARK VIC 3174**

 2  1  1

Sold Price

\$375,000

Sold Date

25-Nov-21

Distance

0.51km



**3/31 LARBERT ROAD NOBLE PARK
VIC 3174**

 2  1  1

Sold Price

\$355,000

Sold Date

14-Jan-22

Distance

0.71km



**3/471 PRINCES HIGHWAY NOBLE
PARK VIC 3174**

 2  1  1

Sold Price

\$323,000

Sold Date

10-Nov-21

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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