

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

8/98 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

\$291,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Mar 2019

to

29 Feb 2020

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

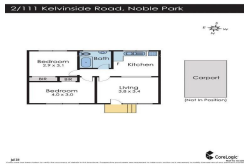
Date of sale

| | | |
|---|-----------|-----------|
| 2/111 Kelvinside Road Noble Park VIC 3174 | \$288,888 | 13-Nov-19 |
| 16/74 Callander Road Noble Park VIC 3174 | \$284,999 | 19-Nov-19 |
| 8/74 Callander Road Noble Park VIC 3174 | \$290,000 | 09-Dec-19 |

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: 05 March 2020



**2/111 Kelvinside Road Noble Park
VIC 3174**

2 1 1

Sold Price **\$288,888** Sold Date **13-Nov-19**

Distance **0.41km**



**16/74 Callander Road Noble Park
VIC 3174**

2 1 1

Sold Price **\$284,999** Sold Date **19-Nov-19**

Distance **0.6km**



**8/74 Callander Road Noble Park
VIC 3174**

2 1 1

Sold Price **\$290,000** Sold Date **09-Dec-19**

Distance **0.62km**

RS = Recent sale UN = Undisclosed Sale

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