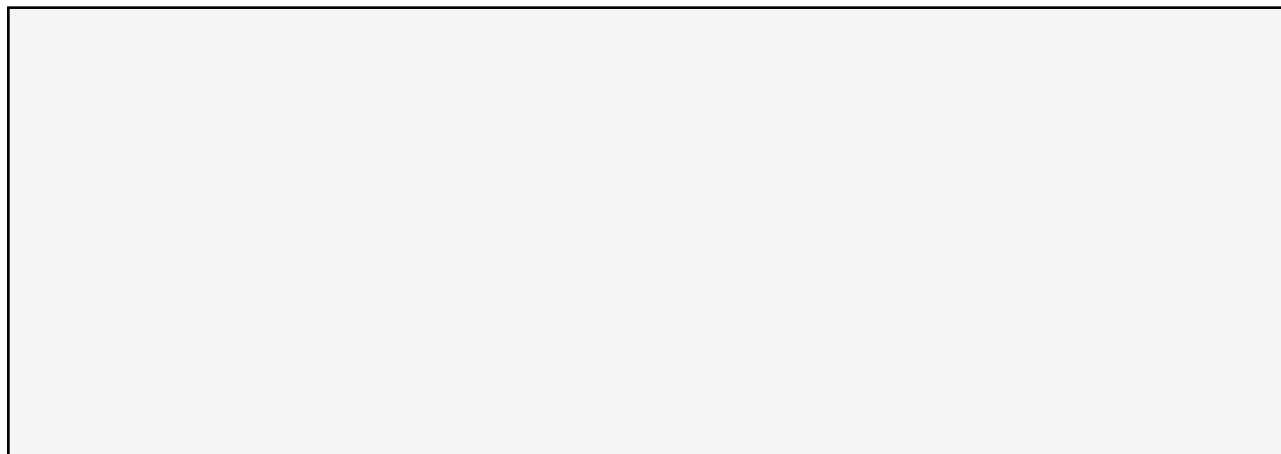


Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980



Property offered for sale

Address
Including suburb and
postcode

2/124 KELVINSIDE ROAD, NOBLE PARK, VIC 3174

Indicative selling price

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

Price Range:

\$400,000 to \$440,000

Median sale price

Median price

\$459,000

Property type

Unit

Suburb

NOBLE PARK

Period

01 October 2019 to 31 March 2020

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1/13 MARSHALL ST, NOBLE PARK, VIC 3174	\$405,000	04/02/2020
5/25 BOWMORE RD, NOBLE PARK, VIC 3174	\$386,000	03/02/2020
2/10 AENONE AVE, NOBLE PARK, VIC 3174	\$370,000	15/01/2020

This Statement of Information was prepared on:

02/06/2020