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	1/19 NITHSDALE 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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$545,000	Property type	Unit	Suburb	Noble Park
Period-from	01 Oct 2023	to	30 Sep 2024	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
2/115 KELVINSIDE ROAD NOBLE PARK VIC 3174	$517,000	30-May-24
2/25 MONS PARADE NOBLE PARK VIC 3174	$505,000	19-Sep-24
4/49 LEONARD AVENUE NOBLE PARK VIC 3174	$550,000	18-Jul-24

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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Max Mandzic
P 03 9213 3000
M 0435285123
E max.mandzic@hockingstuart.com



2/115 KELVINSIDE ROAD NOBLE PARK VIC 3174

2 1 1

Sold Price **$517,000** Sold Date **30-May-24**

Distance **0.37km**



2/25 MONS PARADE NOBLE PARK VIC 3174

2 1 1

Sold Price RS **$505,000** Sold Date **19-Sep-24**

Distance **1.47km**



4/49 LEONARD AVENUE NOBLE PARK VIC 3174

2 1 1

Sold Price **$550,000** Sold Date **18-Jul-24**

Distance **1.7km**

RS = Recent sale **UN** = Undisclosed Sale

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