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	4/21-23 Kelvinside Road, Noble Park, VIC 3174

Indicative selling price

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

Single price		or range between	$670,000	&	$720,000

Median sale price

Median price	$ 550,000	Property type	Unit	Suburb	NOBLE PARK
Period - From	02/04/2023	to	01/04/2024	Source	core_logic

Comparable property sales

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 six months.

	Address of comparable property	Price	Date of sale
1	9/186-188 Corrigan Road Noble Park Vic 3174	655,000	2023-09-30
2	2/21 Jasper Street, Noble Park	740,000	2024-03-28
3	1/119 Kelvinside Road Noble Park Vic 3174	$750,000	2023-11-20

This Statement of Information was prepared on: 02/04/2024

CONSUMER AFFAIRS VICTORIA