



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 2/98 Kelvinside Road, NOBLE PARK 3174

Indicative selling price

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

Range \$250,000 - \$275,000

Median sale price

Median **Unit** for **NOBLE PARK** for period **Oct 2018 - Sep 2019**
Sourced from REIV.

\$448,500

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 the most comparable to the property for sale.

5/16 A Callander Road, Noble Park 3174	Price \$350,000 Sold 12 June 2019
3/7 Allan Street, Noble Park 3174	Price \$300,000 Sold 06 May 2019
9/74 Callander Road, Noble Park 3174	Price \$265,000 Sold 09 August 2019

This Statement of Information was prepared on 4th Nov 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

Unit



2 beds



1 baths

Stockdale & Leggo Dandenong

1,11 Langhorne Street,
Dandenong VIC 3175

Contact agents



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**Stockdale
& Leggo**