

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

3/68-70 Chandler 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

\$500,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Oct 2020

to

30 Sep 2021

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

11/68-70 Chandler Road Noble Park VIC 3174	\$525,000	29-Jul-21
2/44 French Street Noble Park VIC 3174	\$540,000	07-Jul-21
4/2 Leman Crescent Noble Park VIC 3174	\$520,000	18-May-21

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: 20 October 2021



11/68-70 Chandler Road Noble Park VIC 3174 Sold Price **\$525,000** Sold Date **29-Jul-21**

 2  1  1

Distance **0.03km**



2/44 French Street Noble Park VIC 3174 Sold Price **\$540,000** Sold Date **07-Jul-21**

 3  1  1

Distance **0.1km**



4/2 Leman Crescent Noble Park VIC 3174 Sold Price **\$520,000** Sold Date **18-May-21**

 2  1  1

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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