

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

1/49 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

\$420,000

&

\$462,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Aug 2022

to

31 Jul 2023

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

4/52 CHANDLER ROAD NOBLE PARK VIC 3174	\$460,000	06-Jul-23
3/14 ELLENDALE ROAD NOBLE PARK VIC 3174	\$439,000	13-Jun-23
2/67 OAKWOOD AVENUE NOBLE PARK NORTH VIC 3174	\$440,000	02-Jun-23

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: 24 August 2023



4/52 CHANDLER ROAD NOBLE PARK VIC 3174

 2
  1
  1

Sold Price

^{RS} \$460,000

Sold Date

06-Jul-23

Distance

0.13km



3/14 ELLENDALE ROAD NOBLE PARK VIC 3174

 2
  1
  1

Sold Price

\$439,000

Sold Date

13-Jun-23

Distance

0.62km



2/67 OAKWOOD AVENUE NOBLE PARK NORTH VIC 3174

 2
  1
  1

Sold Price

\$440,000

Sold Date

02-Jun-23

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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