

# 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 4/48-50 Chandler Road, Noble Park, VIC 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$420,000

&

\$450,000

### Median sale price

Median price

\$553,750

Property Type

House

Suburb

Noble Park (3174)

Period - From

01/01/2022

to

31/12/2022

Source

pricefinder

### Comparable property sales

A 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 most comparable to the property for sale.

| Address of comparable property             | Price     | Date of sale |
|--------------------------------------------|-----------|--------------|
| 7/108 KELVINSIDE ROAD, NOBLE PARK VIC 3174 | \$440,000 | 15/12/2022   |
| 7/104 RAILWAY PARADE, DANDENONG VIC 3175   | \$430,000 | 24/11/2022   |
| 7/16A CALLANDER ROAD, NOBLE PARK VIC 3174  | \$435,000 | 08/10/2022   |

This Statement of Information was prepared on: 09/03/2023