

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

6/68-70 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 Nov 2020

to

31 Oct 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
4/28 Stuart Street Noble Park VIC 3174	\$525,000	23-Jul-21
4/9 Arena Square Noble Park VIC 3174	\$528,888	29-Aug-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.~~

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Casey Estate Agents

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11/68-70 Chandler Road Noble Park VIC 3174

Sold Price

\$525,000

Sold Date

29-Jul-21

2

1

1

Distance

0.01km

4/28 Stuart Street Noble Park VIC 3174

Sold Price

Sold Date

23-Jul-21

2

1

1

Distance

0.87km

4/9 Arena Square Noble Park VIC 3174

Sold Price

^{RS} **\$528,888**

Sold Date

29-Aug-21

2

1

1

Distance

1.6km
RS = Recent sale

UN = Undisclosed Sale

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