

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**7/68-70 Callander Road,  
NOBLE PARK 3174**

Unit



3 beds



1 baths



1 parking

### Indicative selling price

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

**Range \$420,000 - \$462,000**

### Median sale price

Median **Unit** for **NOBLE PARK** for period **Feb 2019 - Aug 2019**

Sourced from **Pricefinder**.

**\$450,000**

### 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.

**2/8 Alamein Street,**  
Noble Park 3174

**Price \$467,000** Sold 02  
September 2019

**2/14 Rich Street,**  
Noble Park 3174

**Price \$465,000** Sold 01 June  
2019

**3/68-70 Callander Road,**  
Noble Park 3174

**Price \$422,500** Sold 23 April  
2019

This Statement of Information was prepared on 1st Oct 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 Pricefinder.

### Ray White Noble Park/Springvale

42 Douglas St,  
Noble Park VIC 3174

### Contact agents



**Daniel Bustin**  
Ray White

0410 550 811  
[daniel.bustin@raywhite.com](mailto:daniel.bustin@raywhite.com)



**Jason Yan**  
Ray White

0422 363 452  
[jason.yan@raywhite.com](mailto:jason.yan@raywhite.com)

