

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

3/64 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

\$690,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Oct 2023

to

30 Sep 2024

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

2/5 WILELA COURT NOBLE PARK VIC 3174	\$638,000	11-Aug-24
6/1228 HEATHERTON ROAD NOBLE PARK VIC 3174	\$620,000	19-Jul-24
2/32 FRENCH STREET NOBLE PARK VIC 3174	\$635,000	23-May-24

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 October 2024

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**2/5 WILELA COURT NOBLE PARK
VIC 3174**

2 1 2

Sold Price

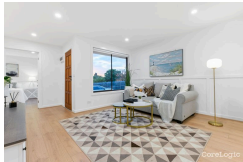
\$638,000

Sold Date

11-Aug-24

Distance

0.33km



**6/1228 HEATHERTON ROAD
NOBLE PARK VIC 3174**

3 2 1

Sold Price

\$620,000

Sold Date

19-Jul-24

Distance

0.23km



**2/32 FRENCH STREET NOBLE
PARK VIC 3174**

3 1 2

Sold Price

\$635,000

Sold Date

23-May-24

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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