

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 8/68-70 Chandler Road, Noble Park, VIC 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$500,000 & \$550,000

Median sale price

Median price \$545,000 Property Type Townhouse Suburb Noble Park (3174)
Period - From 01/08/2023 to 31/07/2024 Source Corelogic

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
2/1212 HEATHERTON ROAD, NOBLE PARK VIC 3174	\$500,000	01/05/2024
3/40 LEMAN CRESCENT, NOBLE PARK VIC 3174	\$535,000	09/07/2024
3/41 LEMAN CRESCENT, NOBLE PARK VIC 3174	\$500,000	04/03/2024

This Statement of Information was prepared on: 22/08/2024