

## 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

2/32 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Feb 2024

to

31 Jan 2025

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

3/13 JENKINS STREET NOBLE PARK VIC 3174	\$555,000	07-Oct-24
3/8 NOBLE STREET NOBLE PARK VIC 3174	\$570,000	07-Dec-24
4/32 ARDGOWER ROAD NOBLE PARK VIC 3174	\$590,000	03-Dec-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: 13 February 2025



**3/13 JENKINS STREET NOBLE  
PARK VIC 3174**

 2  1  1

Sold Price **\$555,000** Sold Date **07-Oct-24**

Distance **1.03km**



**3/8 NOBLE STREET NOBLE PARK  
VIC 3174**

 2  2  1

Sold Price <sup>RS</sup> **\$570,000** Sold Date **07-Dec-24**

Distance **1.21km**



**4/32 ARDGOWER ROAD NOBLE  
PARK VIC 3174**

 2  1  1

Sold Price **\$590,000** Sold Date **03-Dec-24**

Distance **1.57km**



**2/120 KELVINSIDE ROAD NOBLE  
PARK VIC 3174**

 2  1  2

Sold Price <sup>RS</sup> **\$560,000** Sold Date **09-Dec-24**

Distance **1.63km**

RS = Recent sale

UN = Undisclosed Sale

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