

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	39A Callander Road Noble Park, 3174
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Indicative selling price

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

Range between	\$1,030,000 & \$1,133,000
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Median sale price

Median price	\$732,000	Property Type	DUPLEX	Suburb	NOBLE PARK
Period - From	01-Feb-2023	to	31-Jan-2024	Source	Corelogic

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 most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	6 ARDGOWER ROAD NOBLE PARK VIC 3174	\$905,000	14-Sep-2023
2	10 BEDWELL AVENUE DANDENONG VIC 3175	\$1,180,000	31-Oct-2023
3	8 EINSTEIN AVENUE MULGRAVE VIC 3170	\$1,120,000	23-Sep-2023

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