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

10/68 Callander Road, Noble Park Vic 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$560,000		&		\$616,000			
Median sale price								
Median price	\$550,000	Pro	operty Type	Unit			Suburb	Noble Park
Period - From	10/02/2024	to	09/02/2025		So	urce	Property	/ Data

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	1/82 Halton Rd NOBLE PARK NORTH 3174	\$600,000	25/10/2024
2	6/40 French St NOBLE PARK 3174	\$580,000	30/09/2024
3	6/47 Dunblane Rd NOBLE PARK 3174	\$600,000	24/08/2024

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 six months.

This Statement of Information was prepared on:

10/02/2025 16:18









Rooms: 5 Property Type: Unit Agent Comments Indicative Selling Price \$560,000 - \$616,000 Median Unit Price 10/02/2024 - 09/02/2025: \$550,000

Comparable Properties

	1/82 Halton Rd NOBLE PARK NORTH 3174 (REI/VG) Image: 3 Image: 1 Image: 2 Price: \$600,000 Method: Sold Before Auction Date: 25/10/2024 Property Type: Unit Land Size: 277 sqm approx	Agent Comments
E YOURIELXFERT	6/40 French St NOBLE PARK 3174 (REI/VG) 3 1 2 Price: \$580,000 Method: Private Sale Date: 30/09/2024 Property Type: Unit	Agent Comments
	6/47 Dunblane Rd NOBLE PARK 3174 (VG) 3	Agent Comments

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