

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

8/14-16 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

\$400,000

 &

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

 Property type

Unit

 Suburb

Noble Park

Period - From

01 Mar 2020

 to

28 Feb 2021

 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 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
4/1142 Heatherton Road, Noble Park VIC 3174	\$330,000	05-Mar-21
1/22 Hughes Crescent, Dandenong North VIC 3174	\$420,000	15-Jan-21
2/34 Marna Court, Noble Park VIC 3174	\$430,000	11-Mar-21

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: 23 March 2021

AREASPECIALIST





Lydia Ropiha
5 reviews · 1 photo

★★★★★

Positive: Professionalism, Quality, Responsiveness

Agent with flair. Instrumental to achieving a great price on our sale. Suggestions on styling in line with local preferences was spot on. Knows what they're talking about and is very persuasive. No nonsense with flair.

👍 1



Vu Huynh
1 review

★★★★★

Positive: Professionalism, Quality, Responsiveness, Value

Will recommend to friends and family. Has excellent knowledge of the area and very professional to deal with. With their years of experience, was able to provide me with the best advise which lead to an offer outside our expectation.

👍 1



gavin morley
Local Guide · 125 reviews · 154 photos

★★★★★

Highly recommended! A really pumped up team and I loved the beautiful offices they work in. Very professional & caring.



👍 1



Santanu Ray
6 reviews

★★★★★

Positive: Professionalism, Quality, Responsiveness, Value

Team is just awesome. They are agile and fast. They can make deal happen literally overnight. I am so obliged to them. Grateful team for your wonderful great service. You provided that you are a great agency and people can rely on you. Just awesome. Gratitude!!!

👍 1



Peter Demediuk
4 reviews

★★★★★

Positive: Professionalism

Excellent service & great result. Provided excellent service and had very good industry contacts to handle the building reports and staging. Achieved an excellent sales result on our property – and we highly recommend them to prospective clients.

👍 1



Eqzo Camz
1 review

★★★★★

Positive: Professionalism, Quality, Responsiveness

Just want to thank the team at Area Specialist for looking after me whilst leasing out one of their properties in Hampton Park. Appreciate the response time for any maintenance issues, all issues were addressed within a couple of days. Again, thank you.

👍 1



Ryan Lobo
1 review

★★★★★

Positive: Professionalism, Quality, Responsiveness

We have been with Area Specialist for the last few years and we are very happy and impressed with the service we have received. Constant follow-up and keeping us updated with the status of our rental property has been outstanding. Please continue the good work and we wouldn't hesitate to recommend your team to our family and friends.

👍 1



Kenneth Diaz
1 review

★★★★★

Positive: Professionalism, Quality, Responsiveness, Value

We can't recommend and thank Area Specialist enough from start to finish with the purchase of our house! Made the process so smooth and was always very responsive with whatever queries I had. Thank you for your hard work. Was professional, kind and never pushy with he sales. Even after settlement, they were still happy to assist us with any issues and made sure they got the job done ☺ #MadeItHappen

👍 1



Agency of the Year
Keysborough



Agency of the Year
Noble Park



Agency of the Year
Springvale South

**Our signs are
everywhere
winningAS**