

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

1/94 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

\$560,000

&

\$616,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,420

Property type

Unit

Suburb

Noble Park

Period-from

01 Apr 2023

to

31 Mar 2024

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

| | | |
|----------------------------------------|-----------|-----------|
| 3/1 WILELA COURT NOBLE PARK VIC 3174 | \$720,000 | 19-Apr-24 |
| 5/64 CHANDLER ROAD NOBLE PARK VIC 3174 | \$580,400 | 04-Feb-24 |
| 6/30 FRENCH STREET NOBLE PARK VIC 3174 | \$627,000 | 04-Mar-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.~~

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3/1 WILELA COURT NOBLE PARK VIC 3174

 3  2  1

Sold Price

^{RS}

\$720,000

Sold Date

19-Apr-24

Distance

0.16km



5/64 CHANDLER ROAD NOBLE PARK VIC 3174

 3  1  1

Sold Price

\$580,400

Sold Date

04-Feb-24

Distance

0.33km



6/30 FRENCH STREET NOBLE PARK VIC 3174

 2  1  1

Sold Price

^{RS}

\$627,000

Sold Date

04-Mar-24

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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