

## 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

1/31 CALLANDER 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

\$640,000

&

\$704,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Noble Park

Period-from

01 May 2021

to

30 Apr 2022

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 1/11 VINCENT CRESCENT NOBLE PARK VIC 3174 | \$680,000 | 15-Nov-21 |
| 2/60 DUNBLANE ROAD NOBLE PARK VIC 3174    | \$650,000 | 26-Apr-22 |
| 1/8 LESLEY GROVE NOBLE PARK VIC 3174      | \$700,000 | 08-Feb-22 |

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: 02 May 2022



### 1/11 VINCENT CRESCENT NOBLE PARK VIC 3174

3 1 2

Sold Price

**\$680,000**

Sold Date

**15-Nov-21**

Distance

**0.05km**


### 2/60 DUNBLANE ROAD NOBLE PARK VIC 3174

3 1 2

Sold Price

<sup>RS</sup> **\$650,000**

Sold Date

**26-Apr-22**

Distance

**0.16km**


### 1/8 LESLEY GROVE NOBLE PARK VIC 3174

3 2 2

Sold Price

**\$700,000**

Sold Date

**08-Feb-22**

Distance

**1.02km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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