

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

4/68-70 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

\$499,999

&

\$549,990

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Dec 2023

to

30 Nov 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

8/68-70 CHANDLER ROAD NOBLE PARK VIC 3174	\$530,000	02-Sep-24
1/39 NOBLE STREET NOBLE PARK VIC 3174	\$538,888	05-Sep-24
4/39 NOBLE STREET NOBLE PARK VIC 3174	\$538,888	05-Sep-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.

This Statement of Information was prepared on: 29 December 2024



**8/68-70 CHANDLER ROAD NOBLE
PARK VIC 3174**

 2  1  1

Sold Price

\$530,000

Sold Date **02-Sep-24**

Distance **0.04km**



**1/39 NOBLE STREET NOBLE PARK
VIC 3174**

 2  2  1

Sold Price

\$538,888

Sold Date **05-Sep-24**

Distance **1.43km**



**4/39 NOBLE STREET NOBLE PARK
VIC 3174**

 2  1  1

Sold Price

Sold Date **05-Sep-24**

Distance **1.43km**

RS = Recent sale

UN = Undisclosed Sale

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