

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

8/41 Callander 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$466,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jun 2019

to

31 May 2020

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

3/31 Dunblane Road Noble Park VIC 3174	\$530,000	21-Dec-19
3/8 Nockolds Crescent Noble Park VIC 3174	\$560,000	02-Jun-20
3/42 Leman Crescent Noble Park VIC 3174	\$535,000	01-Mar-20

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: 15 June 2020



3/31 Dunblane Road Noble Park VIC 3174 Sold Price **\$530,000** Sold Date **21-Dec-19**

 2  2  1

Distance **0.33km**



3/8 Nockolds Crescent Noble Park VIC 3174 Sold Price ^{RS} **\$560,000** Sold Date **02-Jun-20**

 2  1  1

Distance **0.54km**



3/42 Leman Crescent Noble Park VIC 3174 Sold Price **\$535,000** Sold Date **01-Mar-20**

 2  2  1

Distance **1.34km**

RS = Recent sale **UN** = Undisclosed Sale

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