

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

6/2 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jul 2023

to

30 Jun 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

2/16 NOCKOLDS CRESCENT NOBLE PARK VIC 3174	\$330,000	03-May-24
4/48A NOBLE STREET NOBLE PARK VIC 3174	\$341,000	28-Mar-24
3/1 SOMERS STREET NOBLE PARK VIC 3174	\$295,000	29-Apr-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: 19 July 2024



**2/16 NOCKOLDS CRESCENT
NOBLE PARK VIC 3174**

2 1 -

Sold Price **\$330,000** Sold Date **03-May-24**

Distance **1.45km**



**4/48A NOBLE STREET NOBLE
PARK VIC 3174**

2 1 1

Sold Price **\$341,000** Sold Date **28-Mar-24**

Distance **1.68km**



**3/1 SOMERS STREET NOBLE PARK
VIC 3174**

2 1 1

Sold Price **\$295,000** Sold Date **29-Apr-24**

Distance **1.97km**

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

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