

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

6/41 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$533,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jul 2021

to

30 Jun 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

2/43 CHANDLER ROAD NOBLE PARK VIC 3174	\$400,000	07-Mar-22
3/40 KELVINSIDE ROAD NOBLE PARK VIC 3174	\$410,000	29-Jan-22
3/72 BUCKLEY STREET NOBLE PARK VIC 3174	\$440,000	15-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: 11 July 2022



2/43 CHANDLER ROAD NOBLE PARK VIC 3174

 2
  1
  1

Sold Price

\$400,000

Sold Date

07-Mar-22

Distance

0.06km


3/40 KELVINSIDE ROAD NOBLE PARK VIC 3174

 2
  1
  3

Sold Price

\$410,000

Sold Date

29-Jan-22

Distance

1.16km


3/72 BUCKLEY STREET NOBLE PARK VIC 3174

 2
  1
  1

Sold Price

\$440,000

Sold Date

15-Feb-22

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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