

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

1/71 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Nov 2022

to

31 Oct 2023

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

1/15 GATCUM COURT NOBLE PARK VIC 3174	\$610,000	01-Jul-23
5/24 FRENCH STREET NOBLE PARK VIC 3174	\$622,000	18-Nov-23
1/23 FRENCH STREET NOBLE PARK VIC 3174	\$709,000	24-Oct-23

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: 20 November 2023



1/15 GATCUM COURT NOBLE PARK VIC 3174

Sold Price

\$610,000

Sold Date

01-Jul-23

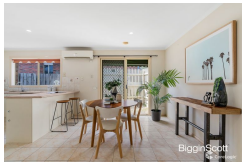
3

1

2

Distance

0.7km



5/24 FRENCH STREET NOBLE PARK VIC 3174

Sold Price

^{RS}

\$622,000

Sold Date

18-Nov-23

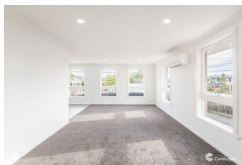
3

1

1

Distance

1.36km



1/23 FRENCH STREET NOBLE PARK VIC 3174

Sold Price

^{RS}

\$709,000

Sold Date

24-Oct-23

3

1

2

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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