

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

1/68-70 CALLANDER ROAD, NOBLE PARK, VIC 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$480,000 to \$520,000

Median sale price

Median price

\$460,000

Property type

Unit

Suburb

NOBLE PARK

Period

01 April 2019 to 31 March 2020

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
3/42 LEMAN CRES, NOBLE PARK, VIC 3174	*\$535,000	18/03/2020
8/21 FINTONIA RD, NOBLE PARK, VIC 3174	*\$510,000	27/03/2020
8/42 LIEGE AVE, NOBLE PARK, VIC 3174	\$515,000	04/02/2020

This Statement of Information was prepared on: 24/04/2020

"VERY HAPPY WITH THE END RESULT"

SOLD

"We had our house on the market for 12 months and did not do well with the other local agent. So we took it off the market and then put it on the market again with Kush Chetri. It was sold within 2 weeks of it coming back on the market! We were very happy with the way things were handled. The price that we wanted, we got, and Kush kept us informed the whole way through with his communication - unlike other people. We were very happy with the end result."

John and Carol
Parramatta Crescent, Noble Park

SOLD

"I would like to take this opportunity to thank Kush Chetri and his associates for all their valuable assistance and good work helping me to purchase Unit 5/26 Kelvinside Rd at a reasonable price. I found Kush to be very professional and more than willing to assist in making the process as easy as possible."

JN Blight
Kelvinside Road, Noble Park

"A TRUE PROFESSIONAL AND NICE GUY"

SOLD

"We wish to express our thanks to Kush for providing exceptional service which to us means 'communication is key' and he delivered. He was honest, reliable and responsive during the whole process and made a very emotional sale much easier. Not only did you deliver on service but you delivered on price getting well about our reserve! Thanks again Kush, I would no problem in recommending you to others looking to sell in Noble Park - a true professional and nice guy!"

Christine & Richard
Kelvinside Road, Noble Park

SOLD

"10 OUT OF 10!"

"We were very satisfied with the advice and service Kush Chetri provided us.

He was knowledgeable, efficient and honest.
We thought the whole selling process went well - 2 thumbs up!"

Phala & Sam
Mitchelle Court, Noble Park

"TAKING THE WORRY OUT OF SELLING YOUR HOME"

SOLD

"I would like to give a HUGE thank you to Kush for his amazing efforts in selling my house within the time line of weeks. His coaching, guidance and commitments were just outstanding. Michael, head of Marketing, was brilliant with all the campaign work. Both of the guys worked extremely well and were the dynamic duo! The house went to Auction, and what a result! Just brilliant!"

For anyone selling within the Noble Park, Keysborough & Dandenong area, please give Kush a call as he won't disappoint!"

Josh & Kate
Ardgower Road, Noble Park

SOLD

"We have sold our property after 55 years. Kush Chetri did a magnificent job for us, and we got the price that we wanted!"

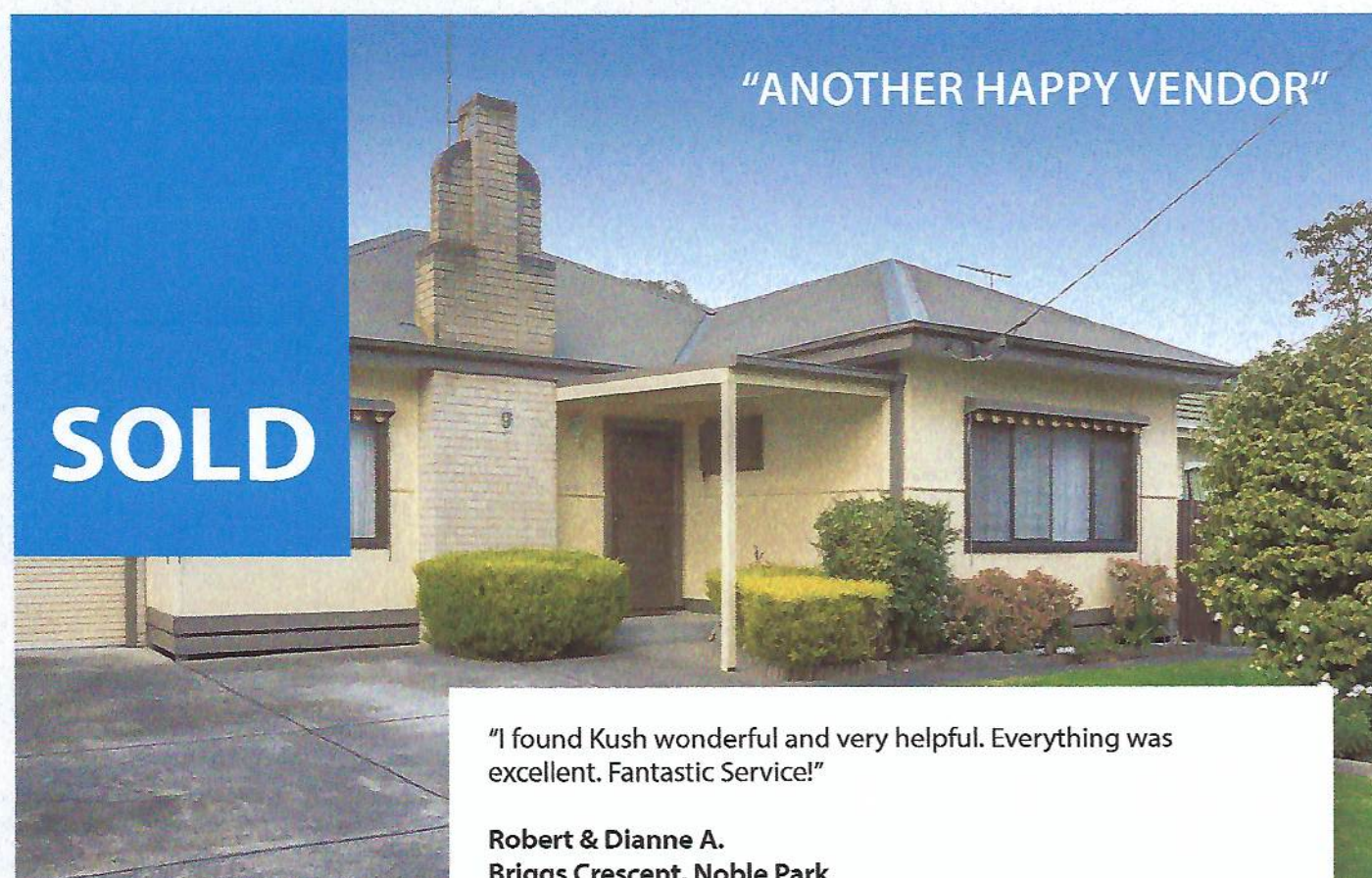
I recommend Kush to anybody looking to sell in the area!"

Paul and Lorraine
Arena Square, Noble Park



"Kush Chetirecently sold my unit. The service provided by him was very professional. He was always punctual, informative ad kept in regular contact with me to keep up to date. He explained the methods they use fully, and was easy to work with. I would have no hesitation in selecting him to sell my property in the future."

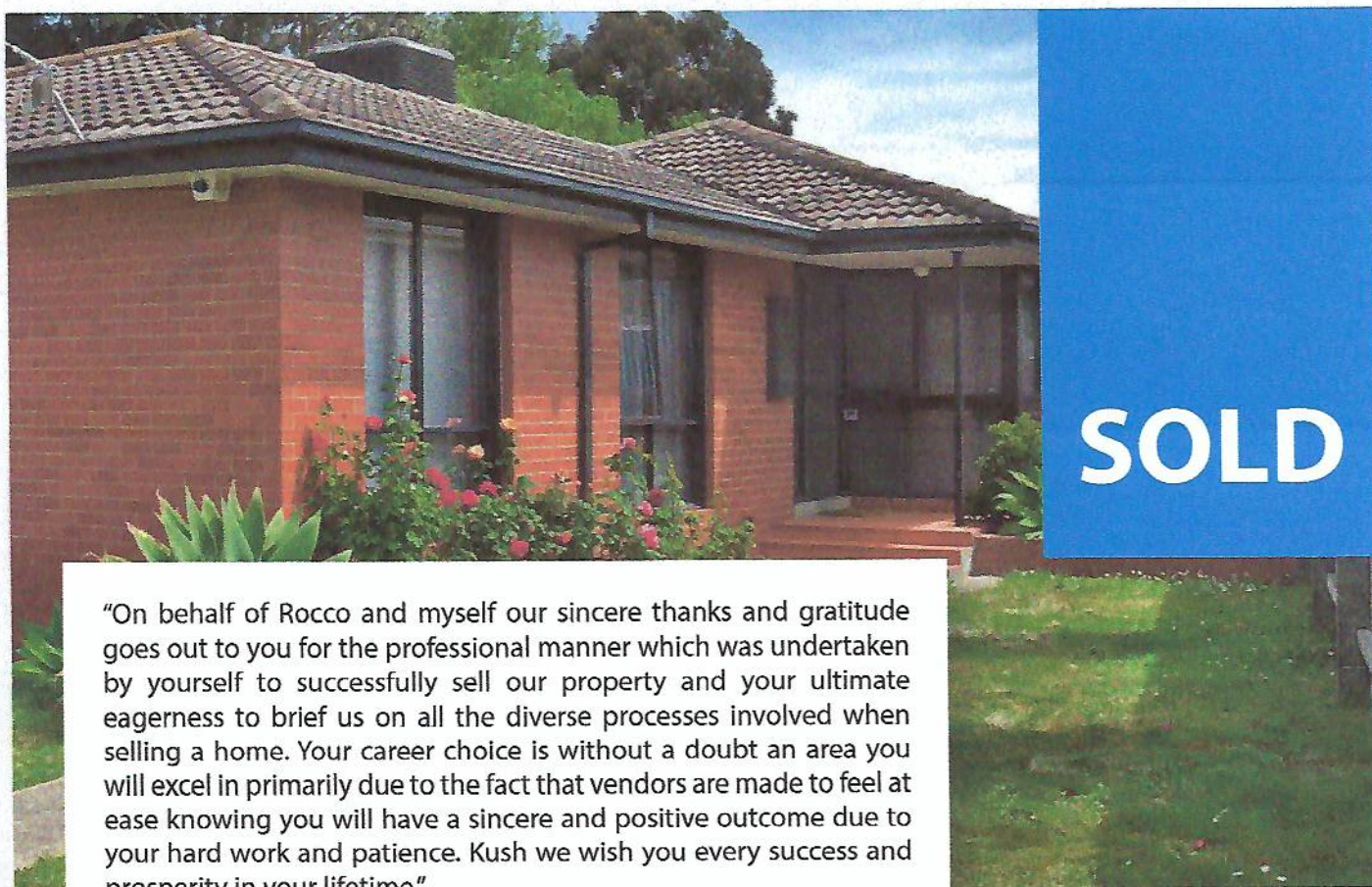
Stephanie Robinson
Brownmore Road, Noble Park



"ANOTHER HAPPY VENDOR"

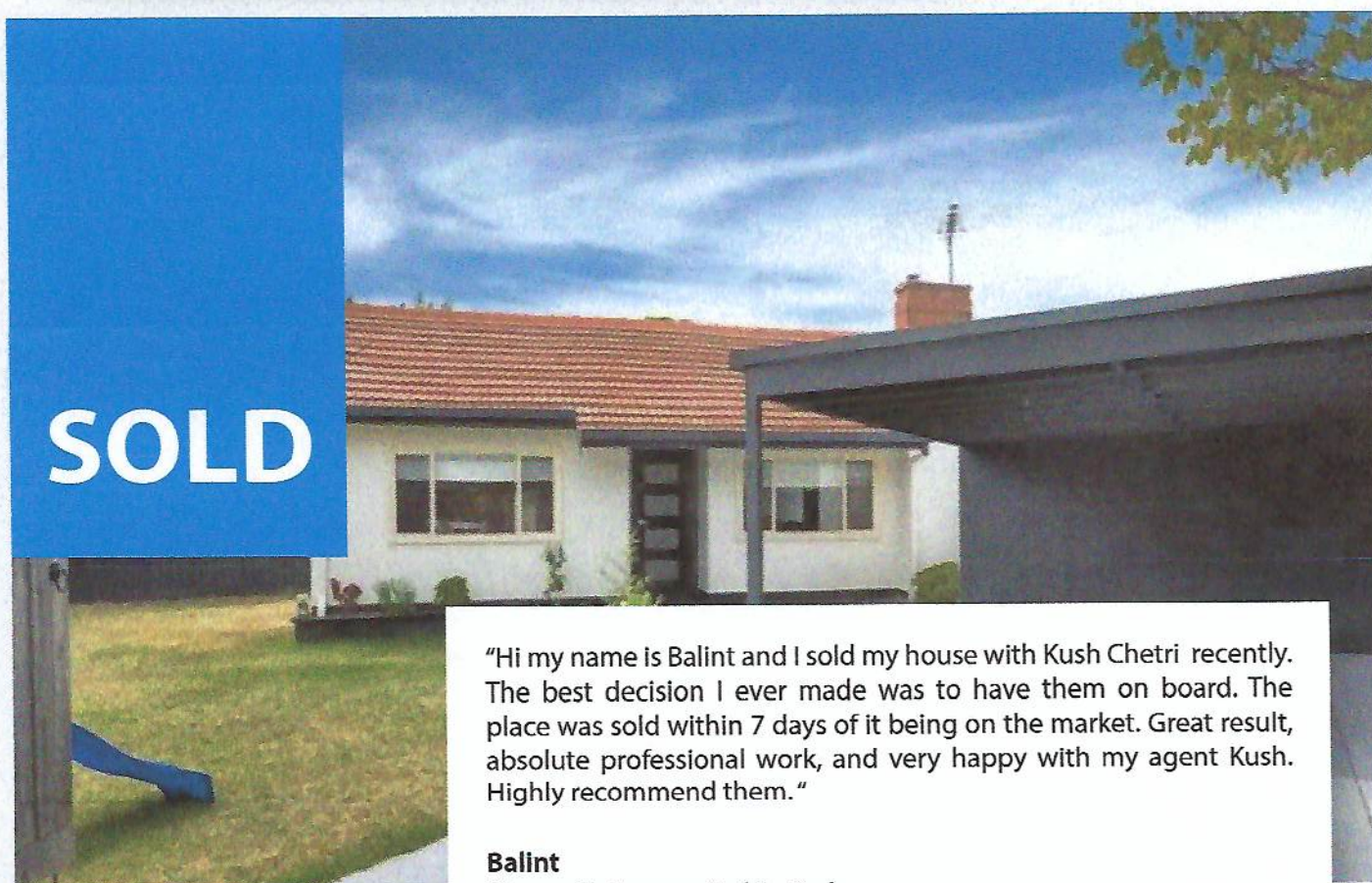
"I found Kush wonderful and very helpful. Everything was excellent. Fantastic Service!"

Robert & Dianne A.
Briggs Crescent, Noble Park



"On behalf of Rocco and myself our sincere thanks and gratitude goes out to you for the professional manner which was undertaken by yourself to successfully sell our property and your ultimate eagerness to brief us on all the diverse processes involved when selling a home. Your career choice is without a doubt an area you will excel in primarily due to the fact that vendors are made to feel at ease knowing you will have a sincere and positive outcome due to your hard work and patience. Kush we wish you every success and prosperity in your lifetime."

Elizabeth and Rocco
Timberglade Drive, Noble Park North



"Hi my name is Balint and I sold my house with Kush Chetri recently. The best decision I ever made was to have them on board. The place was sold within 7 days of it being on the market. Great result, absolute professional work, and very happy with my agent Kush. Highly recommend them."

Balint
Shepreth Avenue Noble Park

"ANOTHER 10 OUT OF 10 EXPERIENCE!"

SOLD

"We were very happy from the minute we began the process of selling our beloved home. Kush was always so friendly and always had a good attitude. The process was smooth and we were very happy with the end result. We would definitely recommend Kush again."

Louise & Barry
Frognal Drive, Noble Park North

SOLD

"Kush did a very good job! He had great communication and handled document and the property promotion very well."

Baninahannadigae & Rathanaya F.
Kelvinside Road, Noble Park