

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

2/43 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

\$370,000

&

\$407,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Mar 2021

to

28 Feb 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

4/2-4 Fintonia Road Noble Park VIC 3174	\$390,000	01-Dec-21
4/78-80 Kelvinside Road Noble Park VIC 3174	\$400,000	05-Jan-22
8/13 Ellendale Road Noble Park VIC 3174	\$404,000	15-Dec-21

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: 04 March 2022



4/2-4 Fintonia Road Noble Park VIC 3174

 2  1  1

Sold Price **\$390,000** Sold Date **01-Dec-21**

Distance **0.36km**



4/78-80 Kelvinside Road Noble Park VIC 3174

 2  1  1

Sold Price ^{RS} **\$400,000** Sold Date **05-Jan-22**

Distance **1.48km**



8/13 Ellendale Road Noble Park VIC 3174

 2  1  1

Sold Price **\$404,000** Sold Date **15-Dec-21**

Distance **0.51km**

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

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