

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

10/68 Callander Road, Noble Park Vic 3174

Indicative selling price

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

Range between \$590,000 & \$649,000

Median sale price

Median price \$550,000 Property Type Unit Suburb Noble Park

Period - From 05/12/2023 to 04/12/2024 Source Property Data

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 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
1	1/32 French St NOBLE PARK 3174	\$640,000	09/11/2024
2	3/33 French St NOBLE PARK 3174	\$625,000	27/09/2024
3	2/18 Vincent Cr NOBLE PARK 3174	\$642,500	06/06/2024

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 six months.~~

This Statement of Information was prepared on:

05/12/2024 17:10



 3  1  4

Rooms: 5
Property Type: Unit
Agent Comments

Indicative Selling Price
 \$590,000 - \$649,000
Median Unit Price
 05/12/2023 - 04/12/2024: \$550,000

Comparable Properties



1/32 French St NOBLE PARK 3174 (REI)

[Agent Comments](#)

 3  1  2

Price: \$640,000
Method: Auction Sale
Date: 09/11/2024
Property Type: Unit

3/33 French St NOBLE PARK 3174 (VG)

[Agent Comments](#)

 3  -  -

Price: \$625,000
Method: Sale
Date: 27/09/2024
Property Type: Flat/Unit/Apartment (Res)



2/18 Vincent Cr NOBLE PARK 3174 (REI/VG)

[Agent Comments](#)

 3  1  2

Price: \$642,500
Method: Auction Sale
Date: 06/06/2024
Property Type: Unit

Account - Boutique Estate Agency | P: 03 9795 8889 | F: 03 9795 8869