

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

6/6 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

\$655,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

House

Suburb

Noble Park

Period-from

01 Sep 2023

to

31 Aug 2024

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

2/11 VINCENT CRESCENT NOBLE PARK VIC 3174	\$720,000	23-Aug-24
4/21-23 KELVINSIDE ROAD NOBLE PARK VIC 3174	\$700,000	10-Apr-24
2/21 JASPER STREET NOBLE PARK VIC 3174	\$740,000	13-Mar-24

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: 18 September 2024



**2/11 VINCENT CRESCENT NOBLE
PARK VIC 3174**

Sold Price

^{RS}

\$720,000

Sold Date

23-Aug-24



3



2



2

Distance

0.74km



**4/21-23 KELVINSIDE ROAD NOBLE
PARK VIC 3174**

Sold Price

\$700,000

Sold Date

10-Apr-24



3



2



2

Distance

0.79km



**2/21 JASPER STREET NOBLE PARK
VIC 3174**

Sold Price

\$740,000

Sold Date

13-Mar-24



3



2



2

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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