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	4/2A 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	$470,000	&	$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	Property type	Unit	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
1/32 CHANDLER ROAD NOBLE PARK VIC 3174	$540,000	08-Dec-23
3/70 ELLENDALE ROAD NOBLE PARK VIC 3174	$520,000	30-Nov-23
2/4 DOONBRAE AVENUE NOBLE PARK NORTH VIC 3174	$495,200	12-Jul-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.~~

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1/32 CHANDLER ROAD NOBLE PARK VIC 3174

2 1 2

Sold Price **$540,000** Sold Date **08-Dec-23**

Distance **0.34km**



3/70 ELLENDALE ROAD NOBLE PARK VIC 3174

2 1 2

Sold Price **$520,000** Sold Date **30-Nov-23**

Distance **0.46km**



2/4 DOONBRAE AVENUE NOBLE PARK NORTH VIC 3174

2 1 -

Sold Price **$495,200** Sold Date **12-Jul-23**

Distance **0.57km**

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

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