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	6/2A 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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	Property type	Unit	Suburb	Noble Park
Period-from	01 Aug 2022	to	31 Jul 2023	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
1/49 FINTONIA ROAD NOBLE PARK VIC 3174	$500,000	08-Oct-22
8/25-27 FINTONIA ROAD NOBLE PARK VIC 3174	$542,840	16-Aug-23
1/10A CARPENTER STREET NOBLE PARK VIC 3174	$550,000	12-Apr-22

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: 30 August 2023

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1/49 FINTONIA ROAD NOBLE PARK VIC 3174

2 1 1

Sold Price **$500,000** Sold Date **08-Oct-22**

Distance **0.09km**



8/25-27 FINTONIA ROAD NOBLE PARK VIC 3174

2 1 2

Sold Price RS **$542,840** Sold Date **16-Aug-23**

Distance **0.21km**



1/10A CARPENTER STREET NOBLE PARK VIC 3174

2 1 1

Sold Price **$550,000** Sold Date **12-Apr-22**

Distance **0.46km**

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

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