

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode **4/32 CHANDLER RD, NOBLE PARK, 3174**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

range between **\$470,000** & **\$517,000**

Median sale price

(*Delete house or unit as applicable)

Median price **\$420,500**

*Unit

Suburb **Noble Park**

Period - From **Nov 2016** to **April 2017**

Source **CORELOGIC RPDATA**

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 3/64 Chandler Rd, Noble Park	\$470,000	24-Mar-17
2 5/42 Liege Avenue Noble Park VIC 3174	\$474,500	15-Feb-17
3 3/18 Vincent Crescent Noble Park VIC 3174	\$482,000	02-Mar-17

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.

Property data source: REIV propertydata.com.au. Generated on 30 April 2017.