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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

79 Callander Road, Noble Park 3174
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### Indicative selling price

(For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting))

\$1,200,000
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And

\$1,320,00
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### Median sale price

Median price

\$650,000
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Property type

House
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Suburb

Noble Park
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Period - From

Nov 16
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to

April 17
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Source

Core Logic
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### Comparable property sales

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. 39 Ellt Crescent Noble Park	\$1,200,000	27-Apr-17
2. 43 French Street Noble Park	\$1,320,000	27-Apr-17
3. 7 Frank Street Noble Park	\$1,200,000	12-Nov-16