

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 241 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)

range between \$590,000.00 & \$649,000.00

Median sale price

(*Delete house or unit as applicable)

Median price \$660,000.00 *House Suburb NOBLE PARK

Period - From 1/8/2018 to 31/10/2018 Source DOMAIN

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 8 Jennings Street, Noble Park Vic 3174	\$655,500.00	29/08/2018
2 38 Newman Avenue, Noble Park Vic 3174	\$655,000.00	13/09/2018
3 18 Vitis Avenue, Noble Park Vic 3174	\$595,000.00	03/10/2018