

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 \$650,000.00 & \$715,000.00

Median sale price

(*Delete house or unit as applicable)

Median price \$695,000.00

House

Suburb SPRINGVALE

Period - From 1/12/2017

to 31/5/2018

Source From RP Data

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.	136 Railway Parade, NOBLE PARK VIC 3174	\$719,000.00	30/04/2018
2.	31 Yarraman Road, NOBLE PARK VIC 3174	\$645,000.00	7/05/2018
3.	77 Chandler Road, NOBLE PARK VIC 3174	\$689,000.00	17/05/2018