

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

34 CALLANDER 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

\$730,000

&

\$803,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$732,000

Property type

House

Suburb

Noble Park

Period-from

01 Mar 2023

to

29 Feb 2024

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

38 CHARLES AVENUE SPRINGVALE VIC 3171	\$790,000	16-Dec-23
14 SUTHERLAND ROAD DANDENONG VIC 3175	\$800,000	22-Dec-23
71 KINGSCLERE AVENUE KEYSBOROUGH VIC 3173	\$780,000	28-Oct-23

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.~~

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**38 CHARLES AVENUE
 SPRINGVALE VIC 3171**

4 2 2

Sold Price ^{RS} **\$790,000** Sold Date **16-Dec-23**

Distance **2.51km**



**14 SUTHERLAND ROAD
 DANDENONG VIC 3175**

5 2 2

Sold Price **\$800,000** Sold Date **22-Dec-23**

Distance **2.63km**



**71 KINGSCLERE AVENUE
 KEYSBOROUGH VIC 3173**

4 2 2

Sold Price **\$780,000** Sold Date **28-Oct-23**

Distance **3.06km**

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

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