

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

91 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

\$650,000

&

\$715,000

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

3 SELBY AVENUE NOBLE PARK VIC 3174	\$675,000	16-Dec-23
2 MARCELLA AVENUE DANDENONG NORTH VIC 3175	\$705,000	21-Oct-23
58 ARDGOWER ROAD NOBLE PARK VIC 3174	\$665,000	23-Sep-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.~~

This Statement of Information was prepared on: 19 March 2024

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**3 SELBY AVENUE NOBLE PARK
VIC 3174**

 2  1  1

Sold Price

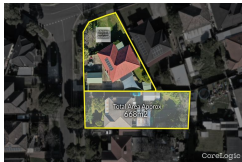
^{RS} **\$675,000**

Sold Date

16-Dec-23

Distance

0.76km



**2 MARCELLA AVENUE
DANDENONG NORTH VIC 3175**

 3  1  1

Sold Price

\$705,000

Sold Date

21-Oct-23

Distance

1.99km



**58 ARDGOWER ROAD NOBLE
PARK VIC 3174**

 3  1  1

Sold Price

^{RS} **\$665,000** ^{UN}

Sold Date

23-Sep-23

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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