

# 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

|                                     |
|-------------------------------------|
| 15/14-16 Callander Road, Noble Park |
|-------------------------------------|

### Indicative selling price

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

Single Price / Range

|                       |
|-----------------------|
| \$400,000 - \$410,000 |
|-----------------------|

### Median sale price

Median price

|           |        |                          |       |                                     |
|-----------|--------|--------------------------|-------|-------------------------------------|
| \$450,000 | *House | <input type="checkbox"/> | *Unit | <input checked="" type="checkbox"/> |
|-----------|--------|--------------------------|-------|-------------------------------------|


Suburb

|            |
|------------|
| Noble Park |
|------------|

Period - From

|                      |
|----------------------|
| Jun 2017 to May 2018 |
|----------------------|

Source

|   |
|---|
|  |
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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. 3/16A Callander Road, Noble Park   | \$425,000 | 27/04/2018   |
| 2. 7/14-16 Callander Road, Noble Park | \$410,000 | 19/02/2018   |
| 3. 4/16A Callander Road, Noble Park   | \$425,000 | 17/04/2018   |