

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

3/33 Leonard Avenue 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

\$360,000

&

\$396,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$501,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Dec 2020

to

30 Nov 2021

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

2/1090 Heatherton Road Noble Park VIC 3174	\$390,000	02-Aug-21
22/19 Sandra Avenue Noble Park VIC 3174	\$391,000	26-Jul-21
3/2 Trainor Court Noble Park VIC 3174	\$380,000	03-Aug-21

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: 02 December 2021



2/1090 Heatherton Road Noble Park VIC 3174

 2  1  1

Sold Price

\$390,000

Sold Date

02-Aug-21

Distance

0.75km



22/19 Sandra Avenue Noble Park VIC 3174

 2  1  1

Sold Price

\$391,000

Sold Date

26-Jul-21

Distance

0.96km



3/2 Trainor Court Noble Park VIC 3174

 2  1  1

Sold Price

\$380,000

Sold Date

03-Aug-21

Distance

1.62km

RS = Recent sale

UN = Undisclosed Sale

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