

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 8/13 Leonard Avenue, Noble Park, VIC 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$499,000

&

\$539,000

Median sale price

Median price

\$571,000

Property Type

House

Suburb

Noble Park (3174)

Period - From

04/05/2022

to

13/09/2022

Source

Realestate.com.au

Comparable property sales

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
6/55 BUCKLEY STREET, NOBLE PARK VIC 3174	\$485,000	27/07/2022
4/30 HENRY STREET, NOBLE PARK VIC 3174	\$505,000	04/05/2022
6/34 KELVINSIDE ROAD, NOBLE PARK VIC 3174	\$550,000	13/09/2022

This Statement of Information was prepared on: 04/10/2022