

# 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

3/43-45 Leman Crescent Noble Park, 3174

## Indicative selling price

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

Range between \$480,000.00 & \$528,000.00

## Median sale price

Median price \$452,500.00 Property Type TOWNHOUSE Suburb NOBLE PARK

Period - From 29-Feb-2020 to 18-Feb-2021 Source realestate.com.au

## 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	3/27 Kelvinside Road Noble Park	\$501,000.00	13-Feb-2021
2	2/40 David Street Noble Park	\$470,000.00	13-Jan-2021
3	2/1 Esther Court Noble Park	\$500,000.00	09-Dec-2020

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