

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	1/27 Leonard Avenue, Noble Park, VIC 3174
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Indicative selling price

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

Single Price	\$650,000
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Median sale price

Median price	\$542,420	Property Type	Townhouse	Suburb	Noble Park (3174)
Period - From	01/04/2023	to	31/03/2024	Source	Corelogic

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
12 WILKINSON STREET, NOBLE PARK VIC 3174	\$660,000	03/04/2024
5/1080 HEATHERTON ROAD, NOBLE PARK VIC 3174	\$670,000	07/02/2024
2/1231-1235 HEATHERTON ROAD, NOBLE PARK VIC 3174	\$626,000	08/12/2023

This Statement of Information was prepared on: 22/04/2024