

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

2/39 LEMAN CRESCENT 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

\$660,000

&

\$726,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Dec 2023

to

30 Nov 2024

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

3/29 FRENCH STREET NOBLE PARK VIC 3174	\$695,000	23-Oct-24
1/1 AVON STREET NOBLE PARK VIC 3174	\$714,000	19-Aug-24
1/13 NORRIS STREET NOBLE PARK VIC 3174	\$670,000	18-Jul-24

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: 03 December 2024

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**3/29 FRENCH STREET NOBLE
PARK VIC 3174**

 3  2  2

Sold Price

\$695,000

Sold Date

23-Oct-24

Distance

0.24km



**1/1 AVON STREET NOBLE PARK
VIC 3174**

 3  2  2

Sold Price

\$714,000

Sold Date

19-Aug-24

Distance

1.75km



**1/13 NORRIS STREET NOBLE PARK
VIC 3174**

 3  2  2

Sold Price

\$670,000

Sold Date

18-Jul-24

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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