

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

4/39 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

\$640,000

&

\$704,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Oct 2023

to

30 Sep 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

2/4 JOFFRE STREET NOBLE PARK VIC 3174	\$660,000	02-Sep-24
1/13 NORRIS STREET NOBLE PARK VIC 3174	\$670,000	18-Jul-24
2/51 BOWMORE ROAD NOBLE PARK VIC 3174	\$685,000	18-Oct-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: 24 October 2024

**2/4 JOFFRE STREET NOBLE PARK
VIC 3174**

Sold Price

^{RS} **\$660,000** Sold Date **02-Sep-24** 3  2  1Distance **0.59km****1/13 NORRIS STREET NOBLE PARK
VIC 3174**

Sold Price

^{RS} **\$670,000** Sold Date **18-Jul-24** 3  2  2Distance **0.66km****2/51 BOWMORE ROAD NOBLE
PARK VIC 3174**

Sold Price

^{RS} **\$685,000** Sold Date **18-Oct-24** 3  2  1Distance **1.24km****RS** = Recent sale**UN** = Undisclosed Sale

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