

## 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

2/22 LEONARD AVENUE NOBLE PARK VIC 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Aug 2022

to

31 Jul 2023

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

3/115 KELVINSIDE ROAD NOBLE PARK VIC 3174	\$550,000	23-May-23
3/27B DUNBLANE ROAD NOBLE PARK VIC 3174	\$520,000	21-Jun-23
3/8A DUNBLANE ROAD NOBLE PARK VIC 3174	\$510,000	06-Jun-23

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: 28 August 2023



**3/115 KELVINSIDE ROAD NOBLE  
 PARK VIC 3174**

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Sold Price **\$550,000** Sold Date **23-May-23**

Distance **1.71km**



**3/27B DUNBLANE ROAD NOBLE  
 PARK VIC 3174**

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Sold Price **\$520,000** Sold Date **21-Jun-23**

Distance **1.16km**



**3/8A DUNBLANE ROAD NOBLE  
 PARK VIC 3174**

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Sold Price <sup>RS</sup> **\$510,000** Sold Date **06-Jun-23**

Distance **0.72km**

RS = Recent sale      UN = Undisclosed Sale

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