

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

3/40 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

\$540,000

&

\$594,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jun 2023

to

31 May 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

2/42 LEMAN CRESCENT NOBLE PARK VIC 3174	\$572,000	03-Apr-24
6/30 FRENCH STREET NOBLE PARK VIC 3174	\$627,000	02-Mar-24
3/41 LEMAN CRESCENT NOBLE PARK VIC 3174	\$500,000	04-Mar-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 June 2024

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2/42 LEMAN CRESCENT NOBLE PARK VIC 3174

2 2 1

Sold Price **\$572,000** Sold Date **03-Apr-24**

Distance **0.02km**



6/30 FRENCH STREET NOBLE PARK VIC 3174

2 1 1

Sold Price **\$627,000** Sold Date **02-Mar-24**

Distance **0.19km**



3/41 LEMAN CRESCENT NOBLE PARK VIC 3174

2 2 1

Sold Price **\$500,000** Sold Date **04-Mar-24**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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