

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

4/49 LEONARD AVENUE 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

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

4/48 RICH STREET NOBLE PARK VIC 3174	\$515,000	06-Feb-24
2/5 STELLA AVENUE NOBLE PARK VIC 3174	\$530,000	22-Jan-24
7/55 BUCKLEY STREET NOBLE PARK VIC 3174	\$527,000	23-Jan-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: 26 June 2024

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**4/48 RICH STREET NOBLE PARK
VIC 3174**3  1  2 

Sold Price

\$515,000Sold Date **06-Feb-24**Distance **0.24km****2/5 STELLA AVENUE NOBLE PARK
VIC 3174**3  1  1 

Sold Price

\$530,000Sold Date **22-Jan-24**Distance **0.2km****7/55 BUCKLEY STREET NOBLE
PARK VIC 3174**2  1  1 

Sold Price

\$527,000Sold Date **23-Jan-24**Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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