

# 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

5/19 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)

Range between \$375,000 & \$412,500

### Median sale price

Median price \$565,500 Property Type Unit Suburb Noble Park

Period - From 01/07/2022 to 30/06/2023 Source REIV

### 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 six 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
1	5/41 Leonard Av NOBLE PARK 3174	\$455,000	05/04/2023
2	6/1228 Heatherton Rd NOBLE PARK 3174	\$373,500	27/04/2023
3	5/11 Leonard Av NOBLE PARK 3174	\$330,000	15/05/2023

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 six months.~~

This Statement of Information was prepared on: 26/09/2023 17:01