

## 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

10/7 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

\$200,000

&

\$220,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$444,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Oct 2018

to

30 Sep 2019

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

9/7 Leonard Avenue Noble Park VIC 3174	\$195,000	20-May-19
2/1 Edney Court Noble Park VIC 3174	\$210,000	16-Aug-19
5/5 Forster Street Noble Park VIC 3174	\$203,000	15-Aug-19

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: 16 October 2019



**9/7 Leonard Avenue Noble Park VIC 3174**

 1  1  1

Sold Price **\$195,000** Sold Date **20-May-19**

Distance -

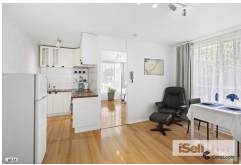


**2/1 Edney Court Noble Park VIC 3174**

 1  1  1

Sold Price **\$210,000** Sold Date **16-Aug-19**

Distance **1.17km**



**5/5 Forster Street Noble Park VIC 3174**

 1  1  1

Sold Price **\$203,000** Sold Date **15-Aug-19**

Distance **1.37km**

RS = Recent sale      UN = Undisclosed Sale

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