

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

7/33 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)

Price Range: \$340,000 to \$370,000

### Median sale price

Median price

\$439,250

House

Unit

X

Suburb

NOBLE PARK

Period

01 July 2017 to 31 December 2017

Source

pricfinder

### Comparable property sales

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
14/125 CHANDLER RD, NOBLE PARK, VIC 3174	\$430,000	13/11/2017
207/51 BUCKLEY ST, NOBLE PARK, VIC 3174	*\$335,000	08/11/2017
12/14 MATHER RD, NOBLE PARK, VIC 3174	\$330,000	16/10/2017