

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

6/33 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

\$325,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$456,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jan 2020

to

31 Dec 2020

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

| | | |
|---|-----------|-----------|
| 107/51 Buckley Street Noble Park VIC 3174 | \$305,000 | 31-Jul-20 |
| 121/51 Buckley Street Noble Park VIC 3174 | \$300,000 | 26-Oct-20 |
| 205/51 Buckley Street Noble Park VIC 3174 | \$305,000 | 04-Jan-21 |

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: 19 January 2021

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**107/51 Buckley Street Noble Park
VIC 3174**

2 1 1

Sold Price

\$305,000

Sold Date

31-Jul-20

Distance

0.33km



**121/51 Buckley Street Noble Park
VIC 3174**

2 1 1

Sold Price

\$300,000

Sold Date

26-Oct-20

Distance

0.33km



**205/51 Buckley Street Noble Park
VIC 3174**

2 1 1

Sold Price

^{RS} **\$305,000**

Sold Date

04-Jan-21

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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