

Statement of Information

Sections 47AF of the Estate Agents Act 1980

2/8 Leman Crescent, NOBLE PARK 3174

Unit



3 beds



2 baths



2 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$635,000

Median sale price

Median **Unit** for **NOBLE PARK** for period **Apr 2016 - Jun 2017**

Sourced from **Propertydata**.

\$445,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

2/9 Rich St,
NOBLE PARK 3174

Price **\$615,000** Sold 29 July 2017

2/47 Chandler Rd,
NOBLE PARK 3174


Price **\$565,000** Sold 26 August 2017

1/14 French St,
NOBLE PARK 3174

Price **\$570,000** Sold 25 March 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Propertydata.

Contact agents

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