

## 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 49 Leman Crescent, 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 \$670,000 & \$737,000

### Median sale price

Median price \$672,000 \*House  Suburb Noble Park  
Period - From February 2017 To July 2017 Source CoreLogic

### Comparable property sales

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
14 Mons Parade, Noble Park - Extra bedroom, Residential Growth Zone – Schedule 1	\$752,000	15/07/17
38 Dunblane Road, Noble Park	\$695,000	29/07/17
1245 – 1247 Heatherton Road, Noble Park - Extra bedroom, Brick, 683m2 approx (Source: CoreLogic)	\$742,000	22/5/17