



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

2/49 Leonard Avenue,  
NOBLE PARK 3174

Unit



2 beds



1 baths



1 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$425,000 - \$467,500**

### Median sale price

Median **Unit** for **NOBLE PARK** for period **Jan 2018 - Mar 2018**

Sourced from **Pricefinder**.

**\$469,400**

### 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.

**3/16 Callander Road,**  
Noble Park 3174

Price **\$425,000** Sold 27 April  
2018

**5/37 Chandler Road,**  
Noble Park 3174

Price **\$460,000** Sold 23  
January 2018

**8/1199 Heatherton Road,**  
Noble Park 3174

Price **\$439,000** Sold 16 May  
2018

### Additional Information

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 Pricefinder.

### Ray White Noble Park/Springvale

42 Douglas St,  
Noble Park VIC 3174

### Contact agents



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