



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

Range \$450,000 - \$495,000

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.

1/17 Leonard Avenue,
Noble Park 3174

Price **\$475,000** Sold 21
March 2018

2/26 Kelvinside Road,
Noble Park 3174

Price **\$468,800** Sold 16
January 2018

3/78 Ellendale Road,
Noble Park 3174

Price **\$480,000** Sold 10 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



Daniel Bustin
Ray White

0 410 550 811
daniel.bustin@raywhite.com



Chris Utley
Ray White

0 421 825 338
chris.utley@raywhite.com

