



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 4/8 Leman Crescent, NOBLE PARK 3174

House



3 beds



2 baths



2 parking

### Indicative selling price

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

**Range \$625,000 - \$650,000**

### Median sale price

Median **House** for **NOBLE PARK** for period **Jun 2017 - Jun 2018**

Sourced from **Corelogic**.

**\$540,500**

### 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.

**3/8 Alfred St,**  
NOBLE PARK 3174

Price **\$620,000** Sold 14 June  
2018

**3/46 Ambrie Cr,**  
NOBLE PARK 3174

Price **\$630,000** Sold 25 May  
2018

**3/8 Knox St,**  
NOBLE PARK 3174

Price **\$622,000** Sold 14  
February 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 Corelogic.

### Ray White Moorabbin

10 Station Street,  
Moorabbin VIC 3189

### Contact agents



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**RayWhite.**