

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/38 LEMAN CRESCENT NOBLE PARK VIC 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

4/1237 HEATHERTON ROAD NOBLE PARK VIC 3174	\$630,000	01-Oct-24
4/28-30 DUNBLANE ROAD NOBLE PARK VIC 3174	\$630,000	14-Sep-24
3/1231-1235 HEATHERTON ROAD NOBLE PARK VIC 3174	\$630,000	24-Oct-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 07 March 2025

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**4/1237 HEATHERTON ROAD
NOBLE PARK VIC 3174**

3 2 1

Sold Price **\$630,000** Sold Date **01-Oct-24**

Distance **0.42km**



**4/28-30 DUNBLANE ROAD NOBLE
PARK VIC 3174**

3 2 1

Sold Price Sold Date **14-Sep-24**

Distance **0.9km**



**3/1231-1235 HEATHERTON ROAD
NOBLE PARK VIC 3174**

3 2 -

Sold Price Sold Date **24-Oct-24**

Distance **0.43km**

RS = Recent sale **UN** = Undisclosed Sale

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