

# 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 Guild Avenue, 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 \$950,000 & \$1,025,000

### Median sale price

Median price \$780,000 Property Type House Suburb Noble Park (3174)

Period - From 01/01/2024 to 31/12/2024 Source pricefinder

### 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
23 AMBRIE CRESCENT, NOBLE PARK VIC 3174	\$950,000	21/09/2024
40 BOWMORE ROAD, NOBLE PARK VIC 3174	\$1,020,000	17/01/2025
4 ALFRED STREET, NOBLE PARK VIC 3174	\$960,000	21/10/2024

This Statement of Information was prepared on: 28/02/2025