

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 4/43 Theodore Avenue, 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 \$510,000 & \$560,000

Median sale price

(*Delete house or unit as applicable)

Median price \$520,000 Property Type Unit Suburb Noble Park

Period - From 01 Mar 2021 to 28 Feb 2022 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 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
1. 1/26 Moodemere Street, Noble Park	\$ 500,000	20 Oct, 2021
2. 2/138 Corrigan Road, Noble Park	\$ 525,000	13 Dec, 2021
3. 2/135-139 Chandler Road, Noble Park	\$ 568,000	17 Sep, 2021

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 six months.~~

This Statement of Information was prepared on: 07 March 2022