

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	2/10 Stella Avenue Noble Park, 3174
---	-------------------------------------

### Indicative selling price

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

Range between	\$465,000 & \$495,000
---------------	-----------------------

### Median sale price

Median price	\$500,000	Property Type	UNIT	Suburb	NOBLE PARK
Period - From	30-Apr-2024	to	28-Apr-2025	Source	Corelogic

### Comparable property sales

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	1/35 JOFFRE Street, Noble Park, Vic 3174	\$497,000	17-Jan-2025
2	2/160 Corrigan Road, Noble Park, Vic 3174	\$475,000	04-Mar-2025
3	3/59-61 Dunblane Road, Noble Park, Vic 3174	\$500,000	22-Dec-2024

This statement of information was prepared on 15-May-2025 at 4:03:04 PM AEST