

## 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	52 Theodore 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	\$755,000 & \$830,000
---------------	-----------------------

### Median sale price

Median price	\$832,750	Property Type	HOUSE	Suburb	NOBLE PARK
Period - From	03-May-2024	to	01-May-2025	Source	REA

### 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	1/14 Rich Street, Noble Park, Vic 3174	\$780,000	04-Jan-2025
2	9 Hellyer Street, Noble Park, Vic 3174	\$830,000	27-Mar-2025
3	10 Karan Court, Noble Park, Vic 3174	\$808,000	29-Mar-2025

This statement of information was prepared on 23-May-2025 at 3:52:55 PM AEST