

## 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

6/33 FINTONIA ROAD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$552,750

Property type

Unit

Suburb

Noble Park

Period-from

01 Nov 2021

to

31 Oct 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 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

1/52 FINTONIA ROAD NOBLE PARK VIC 3174	\$570,000	15-Oct-22
4/38 STUD ROAD DANDENONG VIC 3175	\$575,000	09-Sep-22
5/10 FOX STREET DANDENONG VIC 3175	\$570,000	08-Aug-22

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: 02 November 2022



## OBrien Real Estate

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**1/52 FINTONIA ROAD NOBLE PARK VIC 3174**

3 1 2

<sup>RS</sup> **Sold Price \$570,000** Sold Date **15-Oct-22**

Distance **0.21km**



**4/38 STUD ROAD DANDENONG VIC 3175**

3 1 2

Sold Price **\$575,000** Sold Date **09-Sep-22**

Distance **3.74km**



**5/10 FOX STREET DANDENONG VIC 3175**

3 1 2

Sold Price **\$570,000** Sold Date **08-Aug-22**

Distance **4.81km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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