

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	8/33 Fintonia Road, Noble Park, VIC 3174
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$550,000	&	\$605,000
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Median sale price

Median price	\$551,000	Property Type	Unit	Suburb	Noble Park (3174)
Period - From	01/04/2022	to	31/03/2023	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
1/18 MATHER ROAD, NOBLE PARK VIC 3174	\$602,000	14/04/2023
2/38 RICH STREET, NOBLE PARK VIC 3174	\$565,000	23/03/2023
2/5 RACECOURSE ROAD, NOBLE PARK VIC 3174	\$570,000	01/06/2023

This Statement of Information was prepared on: 13/06/2023