

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

4/51 Fintonia Road 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Sep 2019

to

31 Aug 2020

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

1/23 Camellia Avenue Noble Park North VIC 3174	\$492,000	04-Apr-20
1/100 Chandler Road Noble Park VIC 3174	\$528,000	14-Mar-20
2/22 Wall Street Noble Park VIC 3174	\$515,000	18-Apr-20

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: 30 September 2020



1/23 Camellia Avenue Noble Park North VIC 3174

 3  1  2

Sold Price **\$492,000** Sold Date **04-Apr-20**

Distance **0.47km**

Notes from your agent

Only two on the block.



1/100 Chandler Road Noble Park VIC 3174

 3  1  1

Sold Price **\$528,000** Sold Date **14-Mar-20**

Distance **1.14km**



2/22 Wall Street Noble Park VIC 3174

 3  1  1

Sold Price **\$515,000** Sold Date **18-Apr-20**

Distance **1.62km**

Notes from your agent

Central Noble Park. Very soughtafter street.

RS = Recent sale UN = Undisclosed Sale

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