

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

1/60 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

\$560,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jul 2020

to

30 Jun 2021

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

2/23 Mons Parade Noble Park VIC 3174	\$578,000	14-Apr-21
1/31 Ambrie Crescent Noble Park VIC 3174	\$600,000	10-May-21
3/21 Crescent Street Noble Park VIC 3174	\$590,000	20-Jun-21

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 July 2021



2/23 Mons Parade Noble Park VIC 3174

 3  1  2

Sold Price

\$578,000

Sold Date

14-Apr-21

Distance

1.02km



1/31 Ambrie Crescent Noble Park VIC 3174

 3  1  2

Sold Price

^{RS} **\$600,000**

Sold Date

10-May-21

Distance

1.34km



3/21 Crescent Street Noble Park VIC 3174

 3  1  2

Sold Price

\$590,000

Sold Date

20-Jun-21

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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