

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

6/21 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Sep 2021

to

31 Aug 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

1/26-30 ELLENDALE ROAD NOBLE PARK VIC 3174	\$495,000	24-Mar-22
2/1202 HEATHERTON ROAD NOBLE PARK VIC 3174	\$500,000	26-Jul-22
1/52 DUNBLANE ROAD NOBLE PARK VIC 3174	\$513,250	03-May-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: 07 September 2022



1/26-30 ELLENDALE ROAD NOBLE PARK VIC 3174

 2
  1
  1

Sold Price

\$495,000

Sold Date

24-Mar-22

Distance

0.32km


2/1202 HEATHERTON ROAD NOBLE PARK VIC 3174

 2
  1
  2

Sold Price

^{RS} **\$500,000**

Sold Date

26-Jul-22

Distance

0.43km


1/52 DUNBLANE ROAD NOBLE PARK VIC 3174

 2
  1
  1

Sold Price

\$513,250

Sold Date

03-May-22

Distance

0.63km


2/84 DUNBLANE ROAD NOBLE PARK VIC 3174

 2
  1
  1

Sold Price

^{RS} **\$530,000**

Sold Date

18-Jul-22

Distance

0.87km
RS = Recent sale

UN = Undisclosed Sale

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