

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

2/32 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Nov 2022

to

31 Oct 2023

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

2/41 ARDGOWER ROAD NOBLE PARK VIC 3174	\$355,000	14-Sep-23
12/48A NOBLE STREET NOBLE PARK VIC 3174	\$355,000	26-Aug-23
2/2 BARNETT GROVE NOBLE PARK VIC 3174	\$360,000	27-Aug-23

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: 22 November 2023



**2/41 ARDGOWER ROAD NOBLE
PARK VIC 3174**

 2  1  -

Sold Price

^{RS} **\$355,000**

Sold Date **14-Sep-23**

Distance **1.27km**



**12/48A NOBLE STREET NOBLE
PARK VIC 3174**

 2  1  1

Sold Price

\$355,000

Sold Date **26-Aug-23**

Distance **1.46km**



**2/2 BARNETT GROVE NOBLE
PARK VIC 3174**

 2  1  -

Sold Price

\$360,000

Sold Date **27-Aug-23**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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