

## 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

2/21 Fintonia Road Noble Park VIC 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$540,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Oct 2020

to

30 Sep 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

11/68-70 Chandler Road Noble Park VIC 3174	\$525,000	29-Jul-21
4/2 Leman Crescent Noble Park VIC 3174	\$520,000	18-May-21
1/80-82 Ellendale Road Noble Park VIC 3174	\$520,000	22-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.~~

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# AREASPECIALIST

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**11/68-70 Chandler Road Noble Park VIC 3174**

2 1 1

**Sold Price \$525,000** Sold Date **29-Jul-21**

Distance **0.51km**



**4/2 Leman Crescent Noble Park VIC 3174**

2 1 1

**Sold Price \$520,000** Sold Date **18-May-21**

Distance **0.59km**



**1/80-82 Ellendale Road Noble Park VIC 3174**

2 1 1

Sold Price Sold Date **22-Jun-21**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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