



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**7/2-4 Fintonia Road,
NOBLE PARK 3174**

Unit



3 beds



1 baths



1 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$470,000 - \$517,000

Median sale price

Median **Unit** for **NOBLE PARK** for period **Sep 2018 - Oct 2019**

Sourced from <https://www.realestate.com.au/neighbourh>.

\$460,000

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

3/26 Rich Street,
Noble Park 3174

Price **\$525,000** Sold 30
March 2019

2/36 Noble Street,
Noble Park 3174

Price **\$532,000** Sold 10 April
2019

2/1 Ronald Avenue,
Noble Park 3174

Price **\$515,000** Sold 25 May
2019

This Statement of Information was prepared on 11th Oct 2019


Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from <https://www.realestate.com.au/neighbourh>.

Pioneer Real Estate

15 Enterprise Avenue,
Hampton Park VIC 3976

Contact agents

 **Sumit Issar**

sumit.issar@pioneerrealestate.com.au