



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**11 Nance Street,  
NOBLE PARK 3174**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$600,000 - \$660,000**

### Median sale price

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

Sourced from **CoreLogic**.

**\$600,000**

### 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.

**67 Bloomfield Road,**  
Noble Park 3174

**Price \$621,230** Sold 09  
August 2019

**26 Nance Street,**  
Noble Park 3174

**Price \$635,000** Sold 10  
August 2019

**29 Huntsman Drive,**  
Noble Park 3174

**Price \$655,000** Sold 23 July  
2019

This Statement of Information was prepared on 4th Nov 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 CoreLogic.

House



3 beds



1 baths



2 parking

### Biggin & Scott Greater Dandenong

363 Springvale Road,  
Springvale VIC 3171

### Contact agents



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