



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**2/32 Stella Avenue,  
NOBLE PARK 3174**

Unit:



3 beds



1 baths



2 parking

### Indicative selling price

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

**Range \$450,000 - \$495,000**

### Median sale price

Median Unit for **NOBLE PARK** for period **Apr 2018 - Mar 2019**

Sourced from **Core Logic**.

**\$475,000**

### 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.

**3/82 Callander Road,  
Noble Park 3174**

**Price \$510,000** Sold 16 May 2019

**19/25-27 Fintonia Road ,  
Noble Park 3174**

**Price \$480,000** Sold 10 May 2019

**2/36 Noble Street,  
Noble Park 3174**

**Price \$532,000** Sold 10 April 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 Core Logic.

### Biggin & Scott Greater Dandenong

363 Springvale Road,  
Springvale VIC 3171

### Contact agents



**Chris Azar**  
Biggin & Scott

308510999  
0412656205  
[cazar@bigginscott.com.au](mailto:cazar@bigginscott.com.au)



**Ozan Kanbur**  
Biggin & Scott

03 8581 0999  
0403 644 379  
[okanbur@bigginscott.com.au](mailto:okanbur@bigginscott.com.au)

