



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 9 Florence Street, NOBLE PARK 3174

House



3 beds



1 baths



1 parking

### Indicative selling price

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

**Range \$670,000 - \$737,000**

### Median sale price

Median **House** for **NOBLE PARK** for period **Jan 2017 - Jan 2018**

Sourced from [realestate.com](http://realestate.com).

**\$695,000**

### 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.

**16 Bloomfield Road,**  
Noble Park 3174

**Price \$700,000** Sold 29  
November 2017

**13 Percy Street,**  
Noble Park 3174

**Price \$705,000** Sold 22  
December 2017

**19 Edith Street,**  
Noble Park 3174

**Price \$670,000** Sold 14  
December 2017

### 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 [realestate.com](http://realestate.com).

### Contact agents



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