

FACE BRICKWORK	TAN/BLENDED
RENDER FINISH	SURFACED OFF WHITE
WINDOW/DOOR FRAMES	WOODLAND GREY
GARAGE DOOR	WOODLAND GREY



**WEST ELEVATION**  
ARDGOWRIE ROAD FRONTAGE



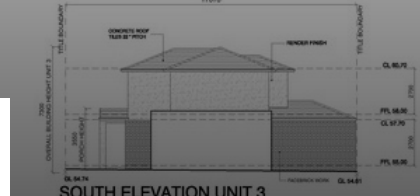
**SOUTH ELEVATION UNIT 1**  
THROUGH ROAD FRONTAGE



**NORTH ELEVATION UNIT 3**



**NORTH ELEVATION UNIT 1**



**SOUTH ELEVATION UNIT 3**

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 11 Through Road, NOBLE PARK 3174

House



2 beds



1 baths



1 parking

PROJECT: 3 UNIT DEVELOPMENT

ADDRESS: 11 THROUGH ROAD,  
NOBLE PARK

ELEVATIONS

DATE: 2/1/2017

1:100 @ A1, 1:200 @ A3

## Indicative selling price

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

**Range from \$ 830,000 - \$ 880,000**

## Median sale price

Median **House** for **NOBLE PARK** for period **Jul 2017 - Jul 2017**

Sourced from **CORE LOGIC**.

**\$ 620,000**

## Comparable property sales

These are the three properties sold within two kilo metres 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.

**24 Raymond Street,**  
Noble Park 3174

Price **\$ 880,000** Sold 28 March 2017

**3 Holloway Court,**  
Noble Park 3174

Price **\$ 674,000** Sold 24 April 2017

**95 Kelvinside Road,**  
Noble Park 3174

Price **\$ 650,000** Sold 10 May 2017

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