

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale;

**Address** 4/57-59 Buckley Street, Noble Park VIC 3174

### Indicative selling price

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

between \$420,000 & \$462,000

### Median sale price

Median price \$467,500 Property type Townhouse/Unit Suburb NOBLE PARK VIC 3174

Period - From 4 April 19 to 3 Oct 19 Source RPDATA-CORELOGIC

### Comparable property sales;

A\* 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 most comparable to the property for sale.

| Address of comparable property          | Price     | Date of sale |
|---|-----------|--------------|
| 2/14 Rich Street, NOBLE PARK VIC 3174   | \$465,000 | 1 June 2019  |
| 2/32 Stella Avenue, NOBLE PARK VIC 3174 | \$490,000 | 31 May 2019  |
| 4/9 Arnold Street, NOBLE PARK VIC 3174  | \$455,000 | 9 Aug 2019   |

This Statement of Information was prepared on: 3 October 2019

Source: RPDATA-CORELOGIC

[consumer.vic.gov.au](http://consumer.vic.gov.au)

