

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3/74 Buckley Street Noble Park, 3174
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$590,000 & \$627,000
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Median sale price

Median price	\$631,250	Property Type	TOWNHOUSE	Suburb	NOBLE PARK
Period - From	01-Oct-2023	to	29-Sep-2024	Source	realestate.com.au

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 most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	21a Leonard Ave, Noble Park	\$620,000	24-Aug-2024
2	4/73 Bowmore Rd, Noble Park	\$586,000	27-Apr-2024
3	1/9 Through Rd, Noble Park	\$615,000	28-Aug-2024

This statement of information was prepared on 28-Nov-2024 at 10:38:23 AM AEDT