

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
Including suburb and
postcode

1/64 Buckley Street Noble Park VIC 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

1/4 Agnes Street Noble Park VIC 3174	\$658,500	05-Jan-21
3/191 Corrigan Road Noble Park VIC 3174	\$565,000	11-Dec-20
1/158 Buckley Street Noble Park VIC 3174	\$600,000	01-Mar-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 24 March 2021



1/4 Agnes Street Noble Park VIC 3174

Sold Price **\$658,500** Sold Date **05-Jan-21**

 3  2  1

Distance **0.38km**



3/191 Corrigan Road Noble Park VIC 3174

Sold Price **\$565,000** Sold Date **11-Dec-20**

 3  1  1

Distance **0.57km**



1/158 Buckley Street Noble Park VIC 3174

Sold Price ^{RS} **\$600,000** ^{UN} Sold Date **01-Mar-21**

 3  2  -

Distance **0.91km**



2/25 Holmes Street Noble Park VIC 3174

Sold Price **\$580,000** Sold Date **15-Dec-20**

 3  2  2

Distance **1.35km**

RS = Recent sale UN = Undisclosed Sale

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