

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

1/87 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Apr 2021

to

31 Mar 2022

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

1/1238 HEATHERTON ROAD NOBLE PARK VIC 3174	\$395,000	03-Apr-22
4/26-30 ELLENDALE ROAD NOBLE PARK VIC 3174	\$485,000	29-Mar-22
1/26-30 ELLENDALE ROAD NOBLE PARK VIC 3174	\$495,000	24-Mar-22

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: 27 April 2022



**1/1238 HEATHERTON ROAD NOBLE
PARK VIC 3174**

2 1 1

^{RS} **\$395,000** Sold Date **03-Apr-22**

Distance **1.13km**



**4/26-30 ELLENDALE ROAD NOBLE
PARK VIC 3174**

2 1 1

^{RS} **\$485,000** Sold Date **29-Mar-22**

Distance **1.14km**



**1/26-30 ELLENDALE ROAD NOBLE
PARK VIC 3174**

2 1 2

^{RS} **\$495,000** Sold Date **24-Mar-22**

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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