

## 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

309/51 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$310,000

&

\$341,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Oct 2023

to

30 Sep 2024

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

205/51 BUCKLEY STREET NOBLE PARK VIC 3174	\$338,000	14-Feb-24
315/51 BUCKLEY STREET NOBLE PARK VIC 3174	\$342,000	04-Sep-24
221/51 BUCKLEY STREET NOBLE PARK VIC 3174	\$352,000	08-Oct-24

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: 14 October 2024



**205/51 BUCKLEY STREET NOBLE  
PARK VIC 3174**

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Sold Price **\$338,000** Sold Date **14-Feb-24**

Distance **0km**



**315/51 BUCKLEY STREET NOBLE  
PARK VIC 3174**

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Sold Price <sup>RS</sup> **\$342,000** Sold Date **04-Sep-24**

Distance **0km**



**221/51 BUCKLEY STREET NOBLE  
PARK VIC 3174**

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Sold Price <sup>RS</sup> **\$352,000** Sold Date **08-Oct-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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