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

Period-from

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

Single Price		or rang betwee	5 5.510.000	&	\$341,000					
Median sale price (*Delete house or unit as applicable)										
Median Price	\$545,000	Property type	Unit	Suburb	Noble Park					

30 Sep 2024

Source

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

01 Oct 2023

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.

to

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



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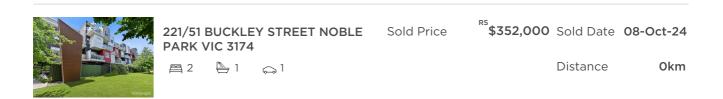


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205/51 BUCKLEY STREET NOBLE PARK VIC 3174 ☐ 2	Sold Price	\$338,000	Sold Date Distance	14-Feb-24 Okm
315/51 BUCKLEY STREET NOBLE PARK VIC 3174	Sold Price	^{rs} \$342,000	Sold Date	04-Sep-24
🛱 2 👆 1 🞧 1			Distance	Okm



RS = Recent sale UN = Undisclosed Sale

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