

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

302/51 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

\$320,000

&

\$352,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Mar 2023

to

29 Feb 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	27-Feb-24
304/51 BUCKLEY STREET NOBLE PARK VIC 3174	\$337,000	18-Jan-24
3/1142 HEATHERTON ROAD NOBLE PARK VIC 3174	\$350,000	05-Dec-23

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: 04 March 2024

Daniel Bustin

M 0410550811

E dbustin@barryplant.com.au

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

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Sold Price

RS

\$338,000

Sold Date

27-Feb-24

Distance

0km**304/51 BUCKLEY STREET NOBLE
PARK VIC 3174**

🛏️ 2 🚿 1 🚗 1

Sold Price

RS

\$337,000

Sold Date

18-Jan-24

Distance

0.03km**3/1142 HEATHERTON ROAD
NOBLE PARK VIC 3174**

🛏️ 2 🚿 1 🚗 1

Sold Price

\$350,000

Sold Date

05-Dec-23

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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