

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

304/51 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

\$339,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Dec 2022

to

30 Nov 2023

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

305/51 BUCKLEY STREET NOBLE PARK VIC 3174	\$315,000	03-Jul-23
221/51 BUCKLEY STREET NOBLE PARK VIC 3174	\$325,000	12-Aug-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: 07 December 2023



**305/51 BUCKLEY STREET NOBLE
PARK VIC 3174**

 2  1  1

Sold Price

\$315,000

Sold Date

03-Jul-23

Distance

0.01km



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

 2  1  1

Sold Price

^{RS} **\$325,000**

Sold Date

12-Aug-23

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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