

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 (*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

Sold Price

\$338,000

Sold Date

14-Feb-24

2

1

1

Distance

0km



315/51 BUCKLEY STREET NOBLE PARK VIC 3174

Sold Price

^{RS} **\$342,000**

Sold Date

04-Sep-24

2

1

1

Distance

0km



221/51 BUCKLEY STREET NOBLE PARK VIC 3174

Sold Price

^{RS} **\$352,000**

Sold Date

08-Oct-24

2

1

1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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