

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

14/57-59 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,420

Property type

Unit

Suburb

Noble Park

Period-from

01 Apr 2023

to

31 Mar 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

5/41 NOBLE STREET NOBLE PARK VIC 3174	\$520,000	06-Feb-24
3/147 CORRIGAN ROAD NOBLE PARK VIC 3174	\$510,000	11-Nov-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: 15 April 2024



**5/41 NOBLE STREET NOBLE PARK
VIC 3174**

 2  1  1

Sold Price

\$520,000

Sold Date **06-Feb-24**

Distance **0.48km**



**3/147 CORRIGAN ROAD NOBLE
PARK VIC 3174**

 2  1  1

Sold Price

\$510,000

Sold Date **11-Nov-23**

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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