

## 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

2/16 NOCKOLDS CRESCENT NOBLE PARK VIC 3174

### Indicative selling price

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

Single Price

or range  
between

\$330,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

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

8/64-66 CALLANDER ROAD NOBLE PARK VIC 3174	\$387,000	14-Dec-23
5/471 PRINCES HIGHWAY NOBLE PARK VIC 3174	\$360,000	08-Dec-23
2/471 PRINCES HIGHWAY NOBLE PARK VIC 3174	\$330,000	30-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: 13 March 2024



**8/64-66 CALLANDER ROAD  
NOBLE PARK VIC 3174**

2 1 1

Sold Price **\$387,000** Sold Date **14-Dec-23**

Distance **0.46km**



**5/471 PRINCES HIGHWAY NOBLE  
PARK VIC 3174**

2 1 1

Sold Price **\$360,000** Sold Date **08-Dec-23**

Distance **0.7km**



**2/471 PRINCES HIGHWAY NOBLE  
PARK VIC 3174**

2 1 1

Sold Price <sup>RS</sup> **\$330,000** Sold Date **30-Nov-23**

Distance **0.71km**



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

2 1 1

Sold Price <sup>RS</sup> **\$337,000** Sold Date **18-Jan-24**

Distance **1.4km**



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

2 1 1

Sold Price <sup>RS</sup> **\$338,000** Sold Date **27-Feb-24**

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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