

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

3/16 NOBLE 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

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,500

Property type

Unit

Suburb

Noble Park

Period-from

01 May 2024

to

30 Apr 2025

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

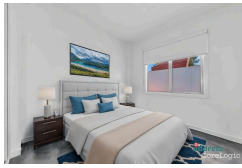
Date of sale

119/51 BUCKLEY STREET NOBLE PARK VIC 3174	\$357,000	06-Feb-25
219/51 BUCKLEY STREET NOBLE PARK VIC 3174	\$340,000	01-Feb-25
316/51 BUCKLEY STREET NOBLE PARK VIC 3174	\$345,000	09-Dec-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: 19 May 2025


**119/51 BUCKLEY STREET NOBLE
PARK VIC 3174**

 2
  1
  1

Sold Price

\$357,000

Sold Date **06-Feb-25**

Distance **0.17km**

**219/51 BUCKLEY STREET NOBLE
PARK VIC 3174**

 2
  1
  -

Sold Price

\$340,000

Sold Date **01-Feb-25**

Distance **0.17km**

**316/51 BUCKLEY STREET NOBLE
PARK VIC 3174**

 2
  1
  1

Sold Price

\$345,000

Sold Date **09-Dec-24**

Distance **0.17km**
RS = Recent sale

UN = Undisclosed Sale

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