

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	6/120-122 Buckley Street Noble Park, 3174
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$560,000 & \$615,000
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Median sale price

Median price	\$490,000	Property Type	UNIT	Suburb	NOBLE PARK
Period - From	01-Oct-2022	to	30-Sep-2023	Source	realestate.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	3/14 Wall St, Noble Park	\$570,000	26-Sep-2023
2	8/33 Fintonia Rd, Noble Park	\$590,000	23-Aug-2023
3	1.1191 Heatherton Rd, Noble Park	\$580,000	17-Aug-2023

This statement of information was prepared on 23-Oct-2023 at 12:31:44 PM EST