

STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

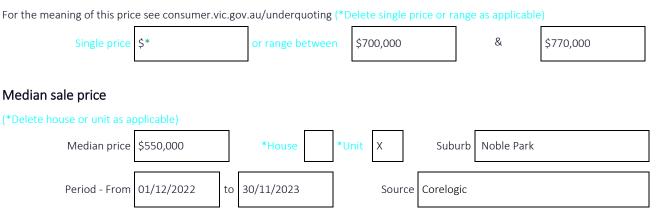
Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and 1 postcode

suburb and	18 Cole Street Noble Park VIC 3174
postcode	

Indicative selling price



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 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. 1/24 Ambrie Crescent Noble Park VIC 3174	\$760,000	14/12/2023
2. 1/119 Kelvinside Road Noble Park VIC 3174	\$750,000	20/11/2023
3. 2/24 Stella Avenue Noble Park VIC 3174	\$770,000	12/09/2023

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 six months.