

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 18 Cole 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 \$700,000 & \$770,000

Median sale price

(*Delete house or unit as applicable)

Median price \$550,000 *House *Unit X Suburb Noble Park
Period - From 01/12/2022 to 30/11/2023 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 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.