

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address Including suburb and postcode 1 and 2/15 Raymond 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)

| Unit type or class e.g. One bedroom units | Single price | | Lower price | & | Higher price |
|--|--------------|------------------|-------------|---|--------------|
| TOWNHOUSE 1 (4 bedrooms) | \$* | Or range between | \$835,000 | | \$915,000 |
| TOWNHOUSE 2 (4 Bedrooms) | \$* | Or range between | \$819,000 | | \$885,000 |

Suburb unit median sale price

Median price \$750,000 Suburb Noble Park

Period - From 26 June 2023 To 25 June 2024 Source Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

| Address of comparable unit | Price | Date of sale |
|--|-----------|--------------|
| 1. 1A/24 Ambrie Crescent, Noble Park, VIC 3174 | \$820,000 | 25-Mar-24 |
| 2. 23 Myrtle Street, Noble Park, VIC 3174 | \$900,000 | 22-Mar-24 |
| 3. 1/10 Ellit Crescent, Noble Park, VIC 3174 | \$910,000 | 21-Jun-24 |

This Statement of Information was prepared on: 25 June 2024