Statement of Information Single residential property located in the Melbourne metropolitan area

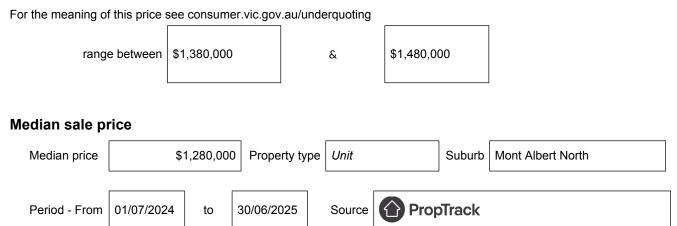
Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

3/19 Moselle Street, Mont Albert North, Vic 3129

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
3/23 Mitchell Road, Mont Albert North, VIC 3129	\$1,394,000	21/06/2025
73 Clifton Street, Balwyn North, VIC 3104	\$1,425,000	10/05/2025
2/480 Whitehorse Rd, Surrey Hills, VIC 3127	\$1,485,000	26/02/2025

OR

B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable propertieswere sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 31/07/2025

