Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Including suburb and postcode	363-365 Princes Highway, 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
2 Bedroom Townhouse – Type A	$450,000	Or range between	$*	&	$
2 Bedroom Townhouse – Type B	$460,000	Or range between	$*	&	$
2 Bedroom Townhouse – Type A, Unit 9	$470,000	Or range between	$*	&	$
	$	Or range between	$*	&	$
	$	Or range between	$*	&	$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	$465,000			Suburb	Noble Park
Period - From	01/05/2017	To	07/05/2018	Source	Realestate.com.au

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.

Unit type or class E.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
2 Bedroom Townhouses/Units	1. 7/42-44 Leige Avenue Noble Park	$450,000	05/04/2018
	2. 2/49 Ardgower Road Noble Park	$480,000	23/03/2018
	3. 2/1 Avon Street Noble Park	$515,000	13/03/2018

Unit type or class E.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
	1	$	
	2	$	
	3	$	

Unit type or class E.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
	1	$	
	2	$	
	3	$	

Unit type or class E.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
	1	$	
	2	$	
	3	$	

Unit type or class E.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
	1	$	
	2	$	
	3	$	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.