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

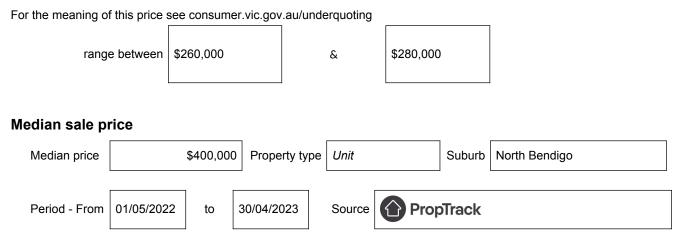
Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

2/22 Edwin Street, North Bendigo, Vic 3550

Indicative selling price



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

A* These are the three properties sold within five 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
2/30 Duncan St, Long Gully, VIC 3550	\$265,000	27/01/2023
3/45 Glencoe Street, Kennington, VIC 3550	\$310,000	11/04/2022
5/42 Mafeking Street, Kennington, VIC 3550	\$252,500	03/05/2022

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: 26/05/2023

