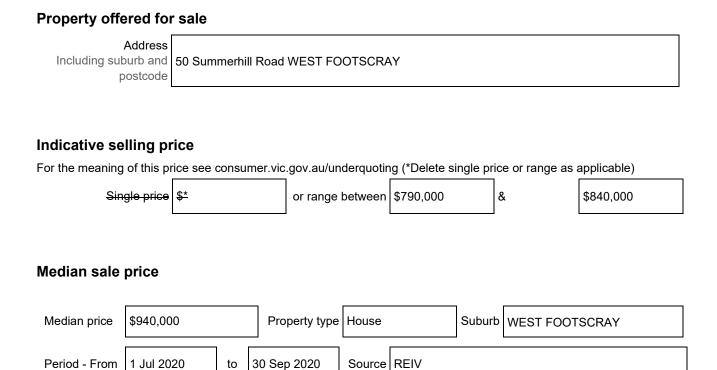
Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980



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.	40 Napoleon Street, West Footscray	\$815,000	27 Aug 2020
2.	190 Essex Street, West Footscray	\$824,000	04 Aug 2020
3.	39 Soudan Road, West Footscray	\$810,000	04 Jun 2020

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.

This Statement of Information was prepared on: 21th October 2020

