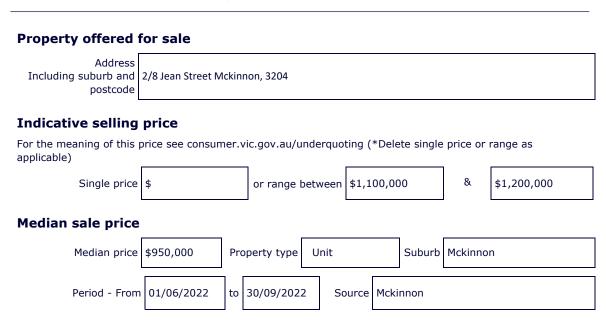


## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980



## **Comparable property sales**

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
1/656 Hawthorn Road Brighton East 3187	\$1,200,000	03/10/2022
1/33 Holloway Street Ormond 3204	\$1,200,000	15/09/2022
1/21 Turner Avenue Glen Huntly 3163	\$1,190,000	28/08/2022

This Statement of Information was prepared on: 30/10/2022	This Statement of Information was prepared on:	30/10/2022
---	--	------------