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

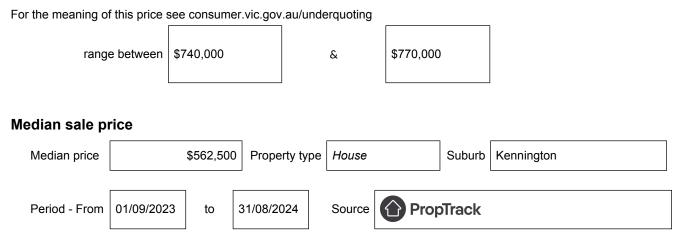
Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

1/137A Edwards Road, Kennington, 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 eighteen 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 Harley Street, Strathdale, VIC 3550 | \$715,000 | 24/04/2023 |
| 71 Havlin St E, Flora Hill, VIC 3550 | \$750,000 | 30/10/2023 |
| 13 Nish Street, Flora Hill, VIC 3550 | \$717,500 | 23/07/2024 |

OR

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

This Statement of Information was prepared on: 06/09/2024

