Statement of Information Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address

Including suburb or locality and postcode

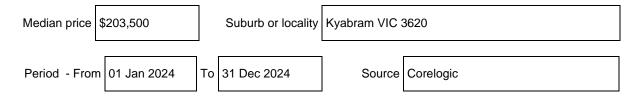
Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

| 6 Horizon Crt | 211 | 773 | \$191,950.00 | |
|---------------|-----|-----|--------------|--|
| 23 Solar Blvd | 214 | 760 | \$189,950.00 | |
| 26 Solar Blvd | 217 | 752 | \$189,950.00 | |
| 7 Sunset Crt | 221 | 734 | \$189,950.00 | |
| 9 Sunset Crt | 222 | 737 | \$194,950.00 | |
| 11 Sunset Crt | 223 | 837 | \$189,950.00 | |
| 13 Sunset Crt | 224 | 776 | \$189,950.00 | |
| 14 Sunset Crt | 225 | 776 | \$189,950.00 | |
| 12 Sunset Crt | 226 | 837 | \$189,950.00 | |
| 10 Sunset Crt | 227 | 737 | \$187,500.00 | |
| 6 Sunset Crt | 229 | 734 | \$186,500.00 | |
| 22 Solar Blvd | 231 | 760 | \$189,950.00 | |
| 20 Solar Blvd | 232 | 752 | \$199,500.00 | |

| 10 Orbit Place | 1 | 812 | \$199,750.00 | |
|-----------------|---|------|--------------|--|
| 10A Orbit Place | 2 | 758 | \$222,500.00 | |
| 8 Orbit Place | 4 | 3288 | E.O.I. | |
| 6B Orbit Place | 5 | 825 | \$232,500.00 | |
| 6A Orbit Place | 6 | 758 | \$222,500.00 | |
| 6 Orbit Place | 7 | 812 | \$199,750.00 | |

Land median sale 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 18 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 |
|------------------------------------|-----------|--------------|
| 24 WALLA LOOP KYABRAM VIC 3620 | \$186,500 | 15-May-24 |
| LOT 43 EDEN GROVE KYABRAM VIC 3620 | \$172,000 | 17-Oct-24 |
| 27 WALLA LOOP KYABRAM VIC 3620 | \$175,000 | 12-Feb-24 |

This Statement of Information was prepared on: 23 January 2025

