

STATEMENT OF INFORMATION Single residential property located outside the Melbourne metropolitan area.

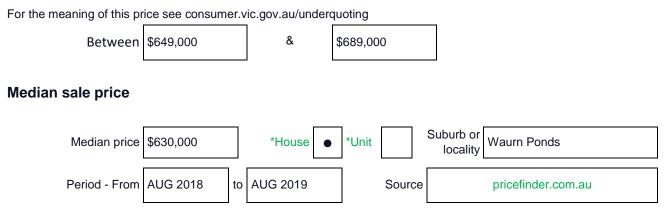
Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address ncluding suburb and postcode

Including suburb and 20 Willesden Drive, Waurn Ponds, VIC 3216

Indicative selling price



Comparable property sales

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
25 Willesden Drive, Waurn Ponds, VIC 3216	\$623,000	18/09/2018
26 Blackheath Mews, Waurn Ponds, VIC 3216	\$655,000	04/03/2019
2 Bordeaux Drive, Waurn Ponds, VIC 3216	\$695,000	13/08/2019