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

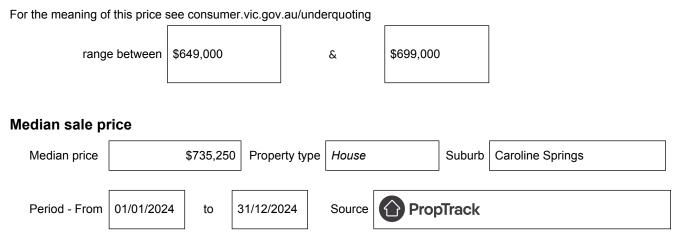
Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

1 Mersey Lane, Caroline Springs, Vic 3023

Indicative selling price



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
33 Asthima Way, Caroline Springs, VIC 3023	\$677,500	29/08/2024
67 St Georges Avenue, Caroline Springs, VIC 3023	\$655,000	16/09/2024
28 Goodenia Way, Caroline Springs, VIC 3023	\$660,000	28/07/2024

OR

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

This Statement of Information was prepared on: 21/01/2025

