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

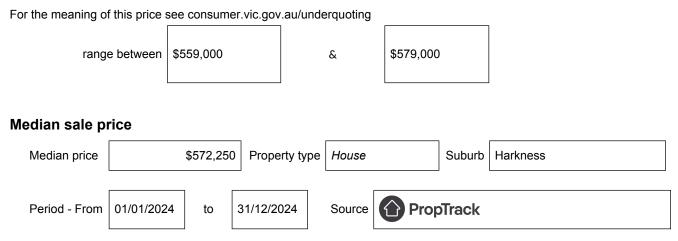
Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

17 Casuarina Court, Harkness, Vic 3337

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
48 Cootamundra Circuit, Harkness, VIC 3337	\$570,500	20/08/2024
15 Winfield Drive, Kurunjang, VIC 3337	\$570,000	03/12/2024
3 Priscilla Court, Melton West, VIC 3337	\$550,000	19/08/2024

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: 23/01/2025

