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

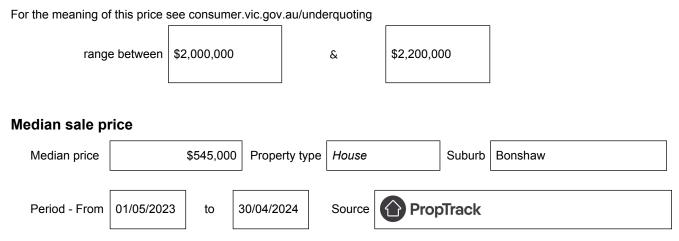
Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

25 Schreenans Road, Bonshaw, Vic 3352

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
514 Glenelg Highway, Winter Valley, VIC 3358	\$1,860,000	22/12/2023
66 Masada Boulevard, Winter Valley, VIC 3358	\$1,500,000	14/05/2023
42 Fay Drive, Winter Valley, VIC 3358	\$1,675,000	12/05/2023

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: 27/05/2024

