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

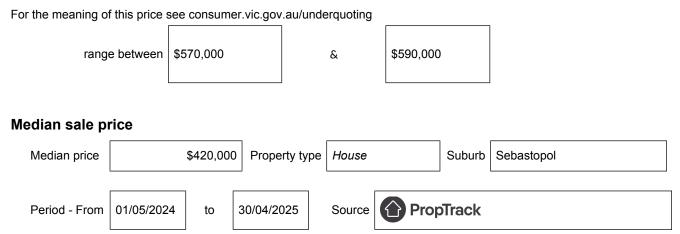
Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

14 Josephine Way, Sebastopol, Vic 3356

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
10 Josephine Way, Sebastopol, VIC 3356	\$530,000	13/09/2024
225 Kossuth Street, Sebastopol, VIC 3356	\$585,000	20/02/2025
107 Birdwood Avenue, Sebastopol, VIC 3356	\$555,000	21/01/2025

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: 29/05/2025

