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

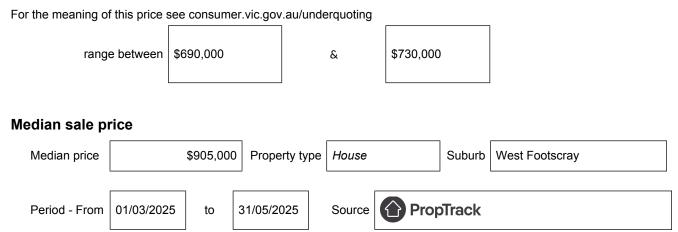
Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

19 Hex Street, West Footscray, Vic 3012

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
2 Dempster Street, West Footscray, VIC 3012	\$650,000	15/03/2025
8 Hughes Street, Braybrook, VIC 3019	\$708,000	16/05/2025
12 Oak Court, Braybrook, VIC 3019	\$786,000	07/04/2025

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: 23/06/2025

