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

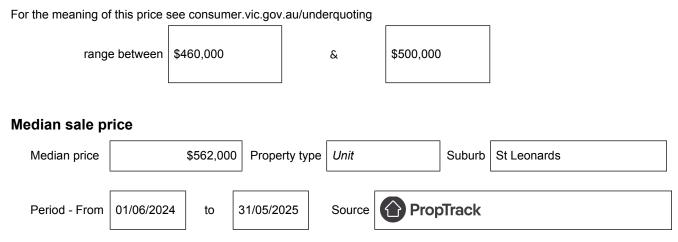
Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

2/6 Edith Court, St Leonards, Vic 3223

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
6/12 Ward Street, St Leonards, VIC 3223	\$570,000	15/04/2025
2/84 Leviens Road, St Leonards, VIC 3223	\$600,000	11/07/2024
10/1344 Murradoc Road, St Leonards, VIC 3223	\$435,000	11/01/2025

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: 04/06/2025

