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

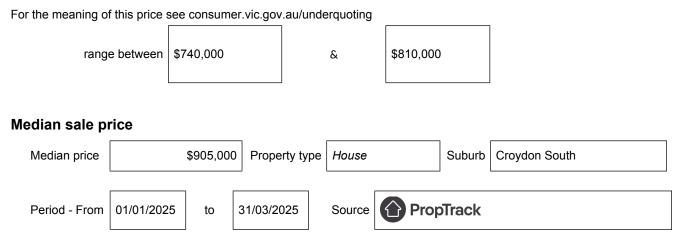
Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

21 Shrubby Walk, Croydon South, Vic 3136

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 HUNTINGDON AVENUE, Bayswater North, VIC 3153 | \$790,000 | 29/01/2025 |
| 9 Mirang Avenue, Croydon, VIC 3136 | \$770,000 | 15/10/2024 |
| 22 Nyanda Court, Croydon, VIC 3136 | \$750,000 | 07/12/2024 |

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: 05/04/2025

