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

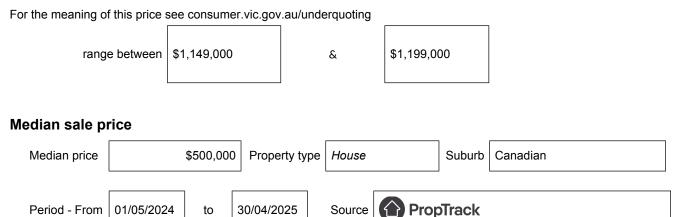
Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

3 Broderick Court, Canadian, Vic 3350

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
3 Lavery Avenue, Mount Clear, VIC 3350	\$1,080,000	05/07/2024
21 Sailors Gully Boulevard, Mount Clear, VIC 3350	\$1,100,000	01/12/2023
13 Greenhaven Court, Mount Clear, VIC 3350	\$1,370,000	14/02/2024

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: 26/05/2025

