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

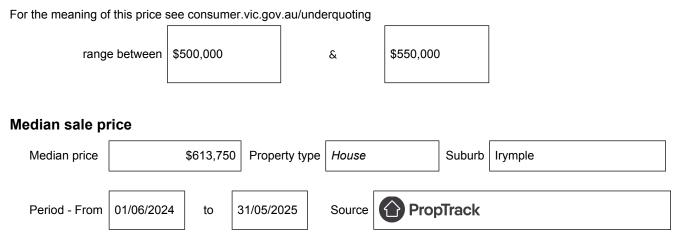
Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

9283 Calder Highway, Irymple, Vic 3498

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
3033 Fifteenth Street, Irymple, VIC 3498	\$567,500	02/05/2025
307 Morpung Avenue, Irymple, VIC 3498	\$550,000	30/07/2024
250 Belar Avenue, Irymple, VIC 3498	\$560,000	06/12/2024

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: 13/06/2025

