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

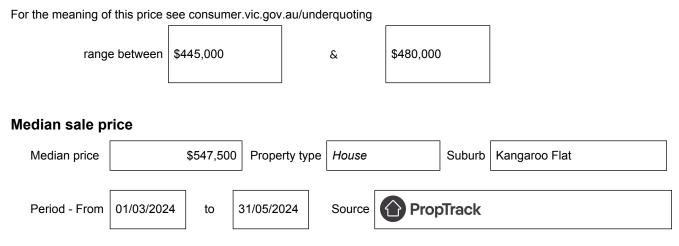
Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

1 Burnie Court, Kangaroo Flat, Vic 3555

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
19 Wallaby Avenue, Kangaroo Flat, VIC 3555	\$450,000	16/01/2023
27 Olympic Parade, Kangaroo Flat, VIC 3555	\$468,000	28/11/2023
4 Robert Street, Kangaroo Flat, VIC 3555	\$475,000	12/04/2024

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: 05/06/2024

