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

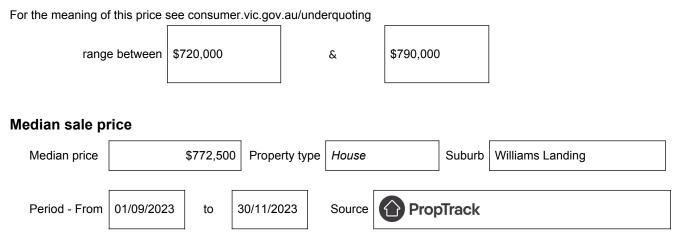
Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

15 Woodbury Street, Williams Landing, Vic 3027

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
9 Appleby Street, Williams Landing, VIC 3027	\$798,888	18/07/2023
67 Penshurst Avenue, Williams Landing, VIC 3027	\$761,000	11/08/2023
21 Spartan Way, Williams Landing, VIC 3027	\$749,980	06/10/2023

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: 21/12/2023

