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

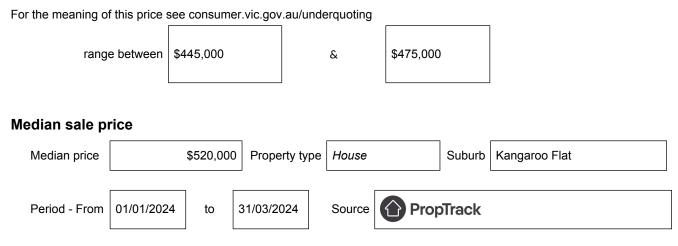
Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

2 Station Street, 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
3 Jade Court, Kangaroo Flat, VIC 3555	\$451,250	30/05/2023
18 Booth Street, Golden Square, VIC 3555	\$470,000	26/03/2023
16 Harvey St, West Bendigo, VIC 3550	\$470,000	17/11/2023

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: 02/04/2024

