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

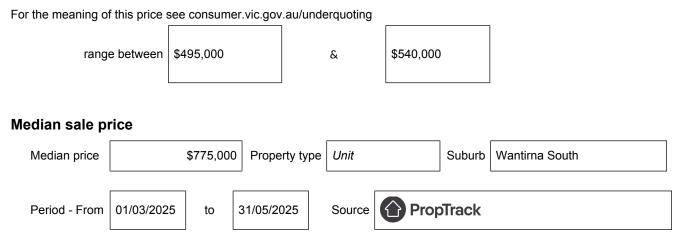
Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

807/404 Burwood Highway, Wantirna South, Vic 3152

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
702/404 Burwood Highway, Wantirna South, VIC 3152	\$540,000	08/01/2025
306/400 Burwood Highway, Wantirna South, VIC 3152	\$515,000	12/05/2025
308/404 Burwood Highway, Wantirna South, VIC 3152	\$500,000	01/08/2024

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: 06/06/2025

