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

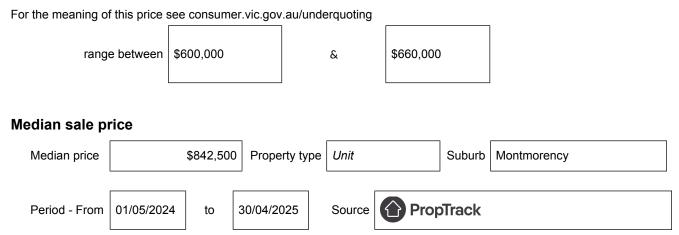
Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

2/20 Graeme Avenue, Montmorency, Vic 3094

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
3/45 Sherbourne Road, Montmorency, VIC 3094	\$676,500	26/11/2024
1/17 Gladstone Road, Briar Hill, VIC 3088	\$600,000	28/02/2025
2/84 Sherbourne Road, Montmorency, VIC 3094	\$660,000	30/11/2024

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: 15/05/2025

