EVIDENCE OF ESTIMATED SELLING PRICE

PROPERTY PRICE STATEMENT & COMPLIANCE RECORD
Prepared in accordance with the Property and Stock Agents Act 2002 (NSW)

1. PROPERTY DETAILS

Property Address: 35b/179 Reservior Road, Blacktown

Property Type: [ ] House [ ] Unit/Apartment [✓] Townhouse [ ] Land [ ] Other

Features: Bedrooms: 3 | Bathrooms: 1 | Car Spaces: 1

2. AGENT ESTIMATED SELLING PRICE (NSW COMPLIANT)

NSW Law: If a price range is specified, the higher figure must not exceed the lower figure by more than 10%. Prohibited language includes 'offers over', 'plus', or similar expressions.

Single Predetermined Price: $ _____

OR Price Range: $ 660,000 to $ $700,000

10% Range Check: *Highest price ÷ Lowest price =* 1.06 *(Must be ≤ 1.10)*

3. EVIDENCE OF MARKET ASSESSMENT (MINIMUM 3 COMPARABLE SALES)

Comparable properties must be similar in features, location, and ideally sold within the last 6 months.

Comparable Property 1

Address: 17/173 Resevior Road, Blacktown

Sale Price: $ 792,000 Sale Date: 16 / 05 / 2026

Comparison Notes: In the same complex

Comparable Property 2

Address: 39a/177 Reservior Road, Blacktown

Sale Price: $ 705,000 Sale Date: 12 / 10 / 2026

Comparison Notes: Also in the same complex but partially renovated

Comparable Property 3

Address: 15a/177a Reserviro Road, Blacktown

Sale Price: $ 800,000 Sale Date: 25 / 03 / 2026

Comparison Notes: Same complex, sold before the market went down

4. SUBURB MEDIAN CONTEXT

Suburb Median Price: $ _____

Property Type: House / Unit

Period Covered: _____

Data Source: CoreLogic / Pricefinder / Other ✓

5. LICENSEE / AGENT DECLARATION

I declare that the estimated selling price indicated above has been formulated honestly, reasonably, and in complete alignment with current market evidence as prescribed by NSW Fair Trading guidelines.

Agent Name: Stanley Gu

Agency: Stanley Homes Real Estate

Signature: Stanley Gu

Date: 23 / 10 / 2026