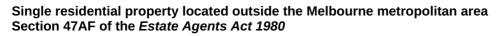
## **Statement of Information**





## Property offered for sale

Address of comparable property    Sage   Address of comparable property	for sale in the las	
ange between: \$ & \$	estate.com  for sale in the lasoroperty for sale.  Price	st 18 months that the
edian sale price edian price: \$ 350,000.00 roperty type: 2 bedroom townhouse uburb: Sale eriod - From: 31 / 05 / 2024 to: 30 / 04 / 2025 Source: Reale comparable property sales (*Delete A or B below as applicable) * These are the three properties sold within five kilometres of the property agent or agent's representative considers to be most comparable to the part of the property agent or agent's representative considers to be most comparable to the part of the property agent or agent's representative considers to be most comparable to the part of the property agent or agent's representative considers to be most comparable to the part of the property agent or agent's representative considers to be most comparable to the part of the property agent or agent's representative considers to be most comparable to the part of the property agent or agent's representative considers to be most comparable to the part of the property agent or agent's representative considers to be most comparable to the part of the property agent or agent's representative considers to be most comparable to the part of the property agent or agent's representative considers to be most comparable to the part of the property agent or agent's representative considers to be most comparable to the part of the property agent or agent's representative considers to be most comparable to the part of the property agent or agent's representative considers to be most comparable property agent or agent's representative considers to be most comparable property agent or agent's representative considers to be most comparable property agent or agent's representative considers to be most comparable property agent or agent's representative considers to be most comparable property agent or agent's representative considers to be most comparable property agent or agent's representative considers to be most comparable property agent or agent's representative considers to be most comparable property agent or agent's representative considers to be most comparable pro	for sale in the las property for sale. Price	
ledian sale price ledian price: \$ 350,000.00 roperty type: 2 bedroom townhouse ledian price: Sale leriod - From: 31 / 05 / 2024 to: 30 / 04 / 2025 Source: Reale  comparable property sales (*Delete A or B below as applicable)  * These are the three properties sold within five kilometres of the property agent or agent's representative considers to be most comparable to the part of the property agent or agent's representative considers to be most comparable to the part of the property  Address of comparable property  1   2/44 Patten Street, Sale	for sale in the las property for sale. Price	
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roperty type:  2 bedroom townhouse  uburb: Sale eriod - From: 31 / 05 / 2024 to: 30 / 04 / 2025 Source: Reale  omparable property sales (*Delete A or B below as applicable)  * These are the three properties sold within five kilometres of the property agent or agent's representative considers to be most comparable to the part of the property  Address of comparable property  1   2/44 Patten Street, Sale	for sale in the las property for sale. Price	
eriod - From: 31 / 05 / 2024 to: 30 / 04 / 2025 Source: Reale comparable property sales (*Delete A or B below as applicable)  * These are the three properties sold within five kilometres of the property agent or agent's representative considers to be most comparable to the part of the property address of comparable property  1   2/44 Patten Street, Sale	for sale in the las property for sale. Price	
These are the three properties sold within five kilometres of the property agent or agent's representative considers to be most comparable to the part of the property agent	for sale in the las property for sale. Price	
* These are the three properties sold within five kilometres of the property agent or agent's representative considers to be most comparable to the particle.  Address of comparable property  1   2/44 Patten Street, Sale	Price	
	\$ 370,000.00	
2  2/18 Darling Street, Sale		28 / 04 / 2025
	\$ 420,000.00	20 / 02 / 2025
3 1/115 Reeve Street, Sale	\$ 380,000.00	11 / 02 / 2025
R		
* The estate agent or agent's representative reasonably believes that fewer	er than three comp	parable properties we
sold within five kilometres of the property for sale in the last 18 months.		