

Statement of Information

98 Phillip Drive, South West Rocks NSW 2431

1. Indicative Selling Price

\$949,000 – \$1,500,000

2. Three Most Comparable Sales

- 12 Memorial Ave, South West Rocks – \$1,350,000 (Jul 2024)
- 4 Marlin Drive, South West Rocks – \$1,150,000 (Jun 2024)
- 7 Sturt Street, South West Rocks – \$980,000 (May 2024)

3. Statement Requirement

This Statement of Information has been prepared to assist prospective purchasers in understanding the estimated selling price and comparable sales for the property.

4. Agent Details

Agent: Rise Projects

Prepared for: Daniel P.

Date Prepared: 4 December 2025