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

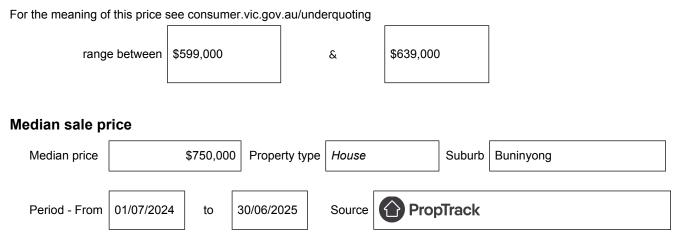
Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

308 Lumeah Road, Buninyong, Vic 3357

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
213 Simpson Street, Buninyong, VIC 3357	\$620,000	11/06/2025
412 Simpson Street, Buninyong, VIC 3357	\$661,000	24/12/2024
1747 Geelong Road, Mount Helen, VIC 3350	\$640,000	28/04/2025

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: 14/07/2025

