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

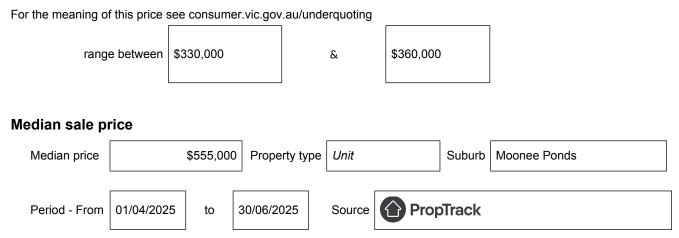
Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

5/122 Maribyrnong Road, Moonee Ponds, Vic 3039

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
202/252A Union Road, Moonee Ponds, VIC 3039	\$352,000	27/02/2025
21/21 Moore Street, Moonee Ponds, VIC 3039	\$348,000	19/05/2025
6/8 Chaucer Street, Moonee Ponds, VIC 3039	\$387,500	14/02/2025

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: 15/07/2025

