Statement of Information

NSW GOVERNMENT

About this form

The NSW Commissioner for Fair Trading, NSW Department of Customer Service, as Secretary under the NSW *Property and Stock Agents Act 2002* (the Act), has approved this form of the Statement of Information for section 72C of the Act.

The real estate agent engaged to sell residential property is required to prepare this Statement of Information, regardless of whether they advertise the property for sale.

A copy of this Statement of Information must be provided to a prospective buyer within two business days of them requesting a copy of it or the proposed contract for the sale of the property. This Statement of Information must also be included in any online advertisement for the sale of the property, either by including a copy of it as part of an advertisement or including a copy of it on a website that is directly linked to from an advertisement. This Statement of Information must also be displayed in a prominent place at the property at all times when the property is inspected by members of the public.

The real estate agent must revise the Statement of Information within two business days of revising the estimated selling price if the agent takes into account different comparable properties as part of that revision.

Property for sale

Address including suburb and postcode	57/40 SHOALHAVENHEADS ROAD, S-HDS NSW 2535
Type of residential property (house, terrace house, semi-detached, duplex, townhouse, villa, apartment, unit, or vacant land)	3 BEDROOM HOME LOCATED IN OVER 55'S VILLAGE 'COASTAL PALMS' RUN BY HAMPSHIRE VILLAGES.
Is the property located in or outside a metropolitan area?	This property is located: *[delete 1 or 2 as applicable]* 1. **in a metropolitan area**, and this form provides information about comparable properties sold within 2 kilometres of the property for sale: A. in the last 6 months; and/or B. in the last 12 months, if less than 3 comparable properties were sold in the last 6 months. 2. **outside a metropolitan area**, and this form provides information about comparable properties sold within 5 kilometres of the property for sale in the last 18 months.

Comparable property sales (Delete Sections A or B as applicable)

Section A

These are the 3 properties that the real estate agent considers to be most comparable to the property for sale.

	Property 1	Property 2	Property 3
Address of comparable property	237/40 S-HDS RD, S-HDS	78/40 S-NDS RD, S-HDS	241/40 S-HDS RD, S-HDS
No. of bedrooms	3	3	3
No. of bathrooms	1	2	1
No. of parking spaces	2	2	1
Approximate land size (m^2) (if known by the real estate agent)	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
Approximate total floor area of dwelling/s (m^2) (if known by the real estate agent)	? LEASE HOLD	? LEASE HOLD	? LEASE HOLD
Sold price ($)	$710,000	$710,000	$530,000
Date of sale	30.7.26	13.7.26	22.5.26
Reasons why this is a comparable property (e.g. location, features, condition)	SIMILAR SIZE WITH ONE LESS BATHROOM	EXACTLY THE SAME FLOOR PLAN, BEST COMPARABLE.	SIMILAR SIZE WITH ONE LESS BATHROOM + CAR SPACE.