

STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

30 Fourth Street, Black Rock, VIC 3193

Indicative selling price

Single Price or Range between

\$3,600,000 - \$3,800,000

For the meaning of this price, see consumer.vic.gov.au/underquoting

Median sale price

| | | |
|------------------------------------|--------------------------------|-----------------------------|
| Median Price \$1,675,000 | Property Type House | Suburb BLACK ROCK |
| Period From 21/03/2019 | Period To 17/09/2019 | Source Core Logic |

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.