

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

4/10 Simpson Street, Black Hill 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$150,000

or range between \$\*

&

\$\*

### Median sale price

Median price \$286,750

\*House

\*Unit X

Suburb  
or locality

Black Hill

Period - From 01/10/2016

to 01/10/2017

Source CoreLogic

### Comparable property sales

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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 |
|---|-----------|--------------|
| 4/25 Whitefield Street, Black Hill 3350 | \$168,225 | 25/07/2016   |
| 3/18 Webster Street, Black Hill 3350    | \$180,000 | 21/04/2017   |
| 15/10 Simpson Street, Black Hill 3350   | \$137,000 | 17/10/2017   |