

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 or locality and postcode

33 Napier Street, Black Hill 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$295,000 & \$315,000

Median sale price

Median price \$490,000

Property type House

Suburb Black Hill

Period - From 01/11/2019

to

31/10/2020

Source Corelogic

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 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
505 Havelock Street, Soldiers Hill 3350	\$310,000	06/08/2019
309 Peel Street North, Black Hill 3350	\$290,000	01/06/2020
4A Comb Street, Soldiers Hill 3350	\$295,000	05/02/2020

This Statement of Information was prepared on: 18/11/2020