

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 and postcode

13 Tulip Street Black Rock, 3193

Indicative selling price

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

Range between \$1,400,000.00 & \$1,495,000.00

Median sale price

Median price \$2,010,000.00 Property Type HOUSE Suburb BLACK ROCK

Period - From 01-Jan-2020 to 31-Mar-2020 Source PDOL

Comparable property sales

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
1	28 Ludstone Street, Hampton	\$1,650,000.00	15-Feb-2020
2	36 Seaview Crescent, Black Rock	\$1,560,000.00	16-Nov-2019
3	7 Tulip Street, Black Rock	\$1,250,000.00	24-Oct-2019

This statement of information was prepared on 15-Jun-2020 at 8:43:29 AM EST