Statement of Information Single residential property located in the Melbourne metropolitan area

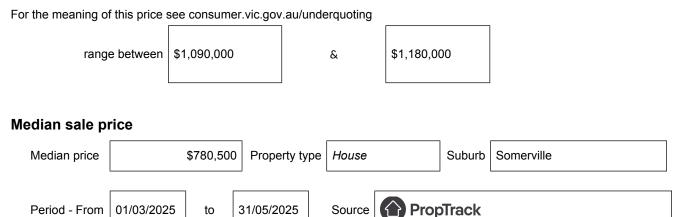
Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

2 Black Wattle Place, Somerville, Vic 3912

Indicative selling price



Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
12 Peppermint Place, Somerville, VIC 3912	\$1,100,000	07/01/2025
16 Eliza Place, Somerville, VIC 3912	\$1,060,000	26/02/2025
5 Tador Drive, Somerville, VIC 3912	\$1,160,000	09/04/2025

OR

B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable propertieswere sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 18/06/2025

