

# 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

35 Gregory Street, Black Hill Vic 3350

### Indicative selling price

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

Range between \$530,000 & \$560,000

### Median sale price

Median price \$415,000 Property Type House Suburb Black Hill

Period - From 27/11/2019 to 26/11/2020 Source REIV

### 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
1	401 Armstrong St.N SOLDIERS HILL 3350	\$535,000	20/12/2019
2	206 Howard St SOLDIERS HILL 3350	\$532,500	16/12/2019
3	28 Gregory St BLACK HILL 3350	\$510,000	20/10/2020

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

27/11/2020 13:31

35 Gregory Street, Black Hill Vic 3350



James Nicol

03 5331 3911

0499 844 499

jnicol@bigginScott.com.au

**Indicative Selling Price**

\$530,000 - \$560,000

**Median House Price**

27/11/2019 - 26/11/2020: \$415,000



3 1 2

**Property Type:** House

Agent Comments

## Comparable Properties



**401 Armstrong St.N SOLDIERS HILL 3350 (REI)**

Agent Comments

3 1 1

**Price:** \$535,000

**Method:** Private Sale

**Date:** 20/12/2019

**Property Type:** House

**Land Size:** 418 sqm approx



**206 Howard St SOLDIERS HILL 3350 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$532,500

**Method:** Private Sale

**Date:** 16/12/2019

**Property Type:** House

**Land Size:** 616 sqm approx



**28 Gregory St BLACK HILL 3350 (REI)**

Agent Comments

3 2 1

**Price:** \$510,000

**Method:** Private Sale

**Date:** 20/10/2020

**Property Type:** House (Res)

Account - Biggin & Scott | P: 03 5331 3911



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.