

# 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

320 Nicholson 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) (\*Delete single price or range as applicable)

Single price \$\* or range between \$580,000 & \$600,000

### Median sale price

Median price

\$490,000

Property type

House

Suburb

Black Hill

Period - From

01/12/2019

to

30/11/2020

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
611 Doveton Street North, Soldiers Hill 3350	\$610,000	29/04/2020
20 Sim Street, Black Hill 3350	\$680,000	28/09/2020
2 Duggan Street, Black Hill 3350	\$565,000	13/01/2020

This Statement of Information was prepared on: 01/12/2020