

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

15 Leerama Court, Black Hill Vic 3350

Indicative selling price

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

Range between \$425,000

&

\$435,000

Median sale price

Median price \$370,000

House

X

Unit

Suburb or locality

Black Hill

Period - From 01/10/2016

to

30/09/2017

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 eighteen 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	4 Moola St BLACK HILL 3350	\$435,000	18/09/2017
2	9 Moola St BLACK HILL 3350	\$418,000	22/12/2016
3	6 Panorama Dr BLACK HILL 3350	\$409,000	29/12/2016

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 eighteen months.



4 2 2

Rooms: 6

Property Type: House

Land Size: 665 sqm approx

Agent Comments

Indicative Selling Price

\$425,000 - \$435,000

Median House Price

Year ending September 2017: \$370,000

This family home situated in Black Hill has a lot to offer. Including 4 bedrooms including Master with Walk in robe & Ensuite and the 3 remaining bedrooms all with built in robes. Large open plan kitchen living area that opens up into a large under covered area. A separate living area perfect for the children's play room or parents retreat. Further features include updated kitchen with stainless steel appliances and central heating. Situated on a block size of 655m2 and Located in a quiet court in the ever so popular suburb of Black Hill close to all amenities including the Black Hil

Comparable Properties



4 Moola St BLACK HILL 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$435,000

Method: Private Sale

Date: 18/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 639 sqm approx



9 Moola St BLACK HILL 3350 (REI)

Agent Comments

4 2 2

Price: \$418,000

Method: Private Sale

Date: 22/12/2016

Rooms: -

Property Type: House (Res)



6 Panorama Dr BLACK HILL 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$409,000

Method: Private Sale

Date: 29/12/2016

Rooms: 5

Property Type: House (Res)

Land Size: 650 sqm approx