

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 or
locality and postcode

11 Moola Street, Black Hill Vic 3350

Indicative selling price

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

Range between \$540,000 & \$570,000

Median sale price

Median price \$457,500 Property Type House Suburb Black Hill

Period - From 01/07/2018 to 30/06/2019 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	7 Woodside Ct BALLARAT NORTH 3350	\$580,000	25/01/2019
2	809b York St BALLARAT EAST 3350	\$575,000	17/05/2019
3	37 Heights Cr BALLARAT NORTH 3350	\$525,000	10/12/2018

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:

16/09/2019



4 2 2

Rooms: 6

Property Type: House (Previously Occupied - Detached)

Land Size: 1173 sqm approx

Agent Comments

Situated on an enviable 1173sqm approx. with the potential to subdivide (STCA), this inviting home has a relaxed casual feel and offers flexibility. Properties of this calibre and in this location rarely hit the market, and this home is no exception. Offered for sale for the first time in 21 years, it comprises four spacious bedrooms including the master with walk-in-robe and stylishly updated ensuite, large family bathroom and laundry with direct access.

Comparable Properties



7 Woodside Ct BALLARAT NORTH 3350 (REI/VG)

Agent Comments

4 3 3

Price: \$580,000

Method: Private Sale

Date: 25/01/2019

Rooms: 8

Property Type: House

Land Size: 1131 sqm approx



809b York St BALLARAT EAST 3350 (REI/VG)

Agent Comments

4 2 1

Price: \$575,000

Method: Private Sale

Date: 17/05/2019

Rooms: 6

Property Type: House (Res)

Land Size: 709 sqm approx



37 Heights Cr BALLARAT NORTH 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$525,000

Method: Private Sale

Date: 10/12/2018

Property Type: House

Land Size: 1034 sqm approx