

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

4 Moola Street, Black Hill Vic 3350

Indicative selling price

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

Range between \$495,000 & \$525,000

Median sale price

Median price \$480,000

Property Type House

Suburb Black Hill

Period - From 01/10/2018

to 30/09/2019

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	37 Heights Cr BALLARAT NORTH 3350	\$525,000	10/12/2018
2	217 Simpson St BALLARAT NORTH 3350	\$520,000	14/10/2019
3	1 Philippa Ct INVERMAY PARK 3350	\$499,000	27/08/2018

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:

28/10/2019 11:52

Vicky Vermeend

03 5329 2500

0439 965 311

vickyv@hockingstuart.com.au

Indicative Selling Price

\$495,000 - \$525,000

Median House Price

Year ending September 2019: \$480,000



4
 2
 2

Property Type: House (Res)**Land Size:** 639 sqm approx

Agent Comments

Taking full advantage of its elevated position, this beautifully updated 4-bedroom home has views across Ballarat to the surrounding hills. Tastefully decorated in today's warm, modern style, the home provides the ideal indoor/outdoor lifestyle. Boasting a welcoming entrance, two beautiful living areas, four generous bedrooms all with built in robes and master with air conditioning, a superb kitchen with quality appliances, and a luxurious bathroom, the home has everything you need.

Comparable Properties



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

217 Simpson St BALLARAT NORTH 3350 (REI) Agent Comments

4
 2
 2

Price: \$520,000**Method:** Private Sale**Date:** 14/10/2019**Rooms:** 5**Property Type:** House**Land Size:** 607 sqm approx

1 Philippa Ct INVERMAY PARK 3350 (REI)

Agent Comments

4
 2
 2

Price: \$499,000**Method:** Private Sale**Date:** 27/08/2018**Property Type:** House**Land Size:** 879 sqm approx