

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

419 Nicholson Street, Black Hill Vic 3350

Indicative selling price

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

Range between \$495,000 & \$520,000

Median sale price

Median price \$495,000 Property Type House Suburb Black Hill

Period - From 01/01/2021 to 31/03/2021 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	320 Nicholson St BLACK HILL 3350	\$570,000	20/01/2021
2	407 Nicholson St BLACK HILL 3350	\$491,000	02/06/2020
3	505 Havelock St SOLDIERS HILL 3350	\$490,000	01/05/2021

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:

14/05/2021 18:35

419 Nicholson Street, Black Hill Vic 3350



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Indicative Selling Price

\$495,000 - \$520,000

Median House Price

March quarter 2021: \$495,000



Property Type: House (Previously Occupied - Detached)

Land Size: 508 sqm approx

Agent Comments

Comparable Properties



320 Nicholson St BLACK HILL 3350 (REI/VG)

Agent Comments



Price: \$570,000

Method: Private Sale

Date: 20/01/2021

Property Type: House (Res)

Land Size: 489 sqm approx

407 Nicholson St BLACK HILL 3350 (VG)

Agent Comments



Price: \$491,000

Method: Sale

Date: 02/06/2020

Property Type: House (Res)

Land Size: 738 sqm approx



505 Havelock St SOLDIERS HILL 3350 (REI)

Agent Comments



Price: \$490,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)

Land Size: 669 sqm approx

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501



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.