

# 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

2/614a Nicholson Street, Black Hill Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$335,000 & \$350,000

### Median sale price

Median price \$440,000 Property Type House Suburb Black Hill

Period - From 28/10/2019 to 27/10/2020 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	4/611 Peel St.N BLACK HILL 3350	\$340,000	27/05/2020
2	1/614a Nicholson St BLACK HILL 3350	\$340,000	28/03/2020
3	514 Peel St.N BLACK HILL 3350	\$337,500	02/08/2019

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:

28/10/2020 12:52



2 1 1

**Property Type:** House

Agent Comments

## Comparable Properties



**4/611 Peel St.N BLACK HILL 3350 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$340,000

**Method:** Private Sale

**Date:** 27/05/2020

**Rooms:** 3

**Property Type:** Flat/Unit/Apartment (Res)



**1/614a Nicholson St BLACK HILL 3350 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$340,000

**Method:** Private Sale

**Date:** 28/03/2020

**Rooms:** 4

**Property Type:** House (Res)



**514 Peel St.N BLACK HILL 3350 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$337,500

**Method:** Private Sale

**Date:** 02/08/2019

**Property Type:** Townhouse (Single)