

## 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 and  
postcode

1 VICTORY LANE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$551,000

Property type

House

Suburb

Black Hill

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

### 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

103 MORRES STREET BALLARAT EAST VIC 3350	\$455,000	13-Jun-24
109 SIMPSON STREET BALLARAT NORTH VIC 3350	\$460,000	29-Apr-24
204 LANDBOROUGH STREET BALLARAT NORTH VIC 3350	\$480,000	28-Aug-24

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 November 2024



**103 MORRES STREET BALLARAT  
EAST VIC 3350**

3 1 -

Sold Price

<sup>RS</sup>

**\$455,000**

Sold Date

**13-Jun-24**

Distance

**0.39km**



**109 SIMPSON STREET BALLARAT  
NORTH VIC 3350**

3 1 1

Sold Price

**\$460,000**

Sold Date

**29-Apr-24**

Distance

**1.35km**



**204 LANDSBOROUGH STREET  
BALLARAT NORTH VIC 3350**

3 1 2

Sold Price

**\$480,000**

Sold Date

**28-Aug-24**

Distance

**1.45km**

RS = Recent sale

UN = Undisclosed Sale

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