

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

6/420 Sherrard Street, Black Hill Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$580,000 & \$620,000

Median sale price

Median price

\$455,000

Property type

House

Suburb

Black Hill

Period - From

01/03/2020

to

28/02/2021

Source

CoreLogic

Comparable property sales

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
2/22 Napier Street, Black Hill Vic 3350	\$622,000	03/08/2020
506 Chisholm Street, Black Hill Vic 3350	\$680,000	06/10/2020
300 Havelock Street, Black Hill Vic 3350	\$610,000	10/02/2021

This Statement of Information was prepared on: 16/06/2021