

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

5B Esmond Street, Black Hill 3350

Indicative selling price

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

Single price \$ or range between \$290,000 & \$299,000

Median sale price

Median price \$366,750 *House ☒ *Unit ☐ Suburb or locality Black Hill

Period - From 06/11/2016 to 06/11/2017 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
1/4 Gordon Street, Ballarat East 3350	\$282,000	21/12/2017
5/912 Geelong Road, Canadian 3350	\$285,000	23/01/2018
2/3 Ilvia Way, Sebastopol 3356	\$290,000	28/09/2017