

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

619 Sherrard Street, Black Hill Vic 3350

Indicative selling price

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

Range between \$425,000 & \$445,000

Median sale price

Median price \$437,500 House ☒ Unit ☐ Suburb or locality Black Hill

Period - From 01/07/2018 to 30/09/2018 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 eighteen 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	12 Kenvarra Ct BLACK HILL 3350	\$563,000	30/01/2018
2	41 Sweeney St BLACK HILL 3350	\$460,000	20/09/2018
3	615 Sherrard St BLACK HILL 3350	\$400,000	15/05/2018

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 eighteen months.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 734 sqm approx

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median House Price

September quarter 2018: \$437,500

Comparable Properties



12 Kenvarra Ct BLACK HILL 3350 (REI/VG)

Agent Comments



Price: \$563,000

Method: Private Sale

Date: 30/01/2018

Rooms: -

Property Type: House

Land Size: 650 sqm approx



41 Sweeney St BLACK HILL 3350 (REI/VG)

Agent Comments



Price: \$460,000

Method: Private Sale

Date: 20/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 836 sqm approx



615 Sherrard St BLACK HILL 3350 (REI/VG)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 15/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 1073 sqm approx