

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	619 Sherrard Street, Black Hill Vic 3350
Including suburb or	
locality andpostcode	

Indicative selling price

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

Range between \$425,000	&	\$445,000
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Median sale price

Median price	\$437,500	Hou	se X	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.

Add	dress 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.





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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)



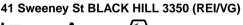




Price: \$563,000 Method: Private Sale Date: 30/01/2018

Rooms: -

Property Type: House Land Size: 650 sqm approx **Agent Comments**













Rooms: -

Property Type: House (Res) Land Size: 836 sqm approx

Agent Comments



615 Sherrard St BLACK HILL 3350 (REI/VG)



Price: \$400,000 Method: Private Sale Date: 15/05/2018

Rooms: -

Property Type: House (Res) Land Size: 1073 sqm approx **Agent Comments**

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501





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