

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

310 Nicholson Street, Black Hill Vic 3350

Indicative selling price

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

Range between \$495,000 & \$515,000

Median sale price

Median price \$637,500 Property Type House Suburb Black Hill

Period - From 25/10/2021 to 24/10/2022 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 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	18 Hunt St BALLARAT EAST 3350	\$530,000	03/06/2022
2	1 Queen St.N BALLARAT EAST 3350	\$525,000	15/08/2022
3	5 Corbett St BALLARAT EAST 3350	\$487,000	05/04/2022

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:

25/10/2022 13:34

310 Nicholson Street, Black Hill Vic 3350



Scott Petrie
03 53 334 322
0418 503 764
scott@trevorpetrie.com.au



3 1 2

Rooms: 4
Property Type: House (Res)
Land Size: 786 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$495,000 - \$515,000
Median House Price
25/10/2021 - 24/10/2022: \$637,500

Comparable Properties



18 Hunt St BALLARAT EAST 3350 (REI/VG)

[Agent Comments](#)

3 1 1

Price: \$530,000
Method: Private Sale
Date: 03/06/2022
Property Type: House (Res)
Land Size: 375 sqm approx

1 Queen St.N BALLARAT EAST 3350 (REI)

[Agent Comments](#)

3 1 2

Price: \$525,000
Method: Private Sale
Date: 15/08/2022
Property Type: House (Res)



5 Corbett St BALLARAT EAST 3350 (REI/VG)

[Agent Comments](#)

3 1 3

Price: \$487,000
Method: Private Sale
Date: 05/04/2022
Property Type: House (Res)
Land Size: 350 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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