

WE DELIVER RESULTS

STATEMENT OF INFORMATION

41 GREGORY STREET, BLACK HILL, VIC 3350

PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



41 GREGORY STREET, BLACK HILL, VIC

 2  1  2

Indicative Selling Price

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

Price Range: \$300,000 to \$330,000

MEDIAN SALE PRICE



BLACK HILL, VIC, 3350

Suburb Median Sale Price (House)

\$365,500

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



24 HUNT ST, BALLARAT EAST, VIC 3350

 2  1  1

Sale Price

***\$310,000**

Sale Date: 24/01/2018

Distance from Property: 1.3km



3 NAPIER ST, BLACK HILL, VIC 3350

 3  1  1

Sale Price

****\$317,495**

Sale Date: 01/06/2017

Distance from Property: 566m



1026 LYDIARD ST, BALLARAT NORTH, VIC

 3  1  1

Sale Price

\$305,000

Sale Date: 22/11/2016

Distance from Property: 776m



This report has been compiled on 08/03/2018 by Biggin & Scott Ballarat. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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 and
postcode

41 GREGORY STREET, BLACK HILL, VIC 3350

Indicative selling price

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

Price Range:

\$300,000 to \$330,000

Median sale price

Median price

\$365,500

House

X

Unit


Suburb

BLACK HILL

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
24 HUNT ST, BALLARAT EAST, VIC 3350	*\$310,000	24/01/2018
3 NAPIER ST, BLACK HILL, VIC 3350	**\$317,495	01/06/2017
1026 LYDIARD ST, BALLARAT NORTH, VIC 3350	\$305,000	22/11/2016