# hockingstuart

#### Statement of Information

Brooke Reynolds 53292500 0407292506 breynolds@hockingstuart.com.au

## 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 andpostcode

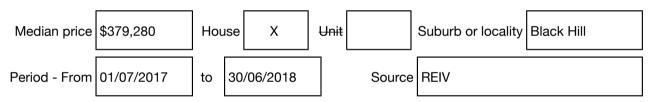
735 Chisholm Street, Black Hill Vic 3350

#### Indicative selling price

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

Range between	\$450,000	&	\$475,000
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#### Median sale price



#### 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	5 The Outlook BLACK HILL 3350	\$470,000	26/09/2017
2	31 Gregory St BLACK HILL 3350	\$460,800	19/12/2017
3	10 Jedon Ct BALLARAT NORTH 3350	\$450,000	07/12/2017

#### 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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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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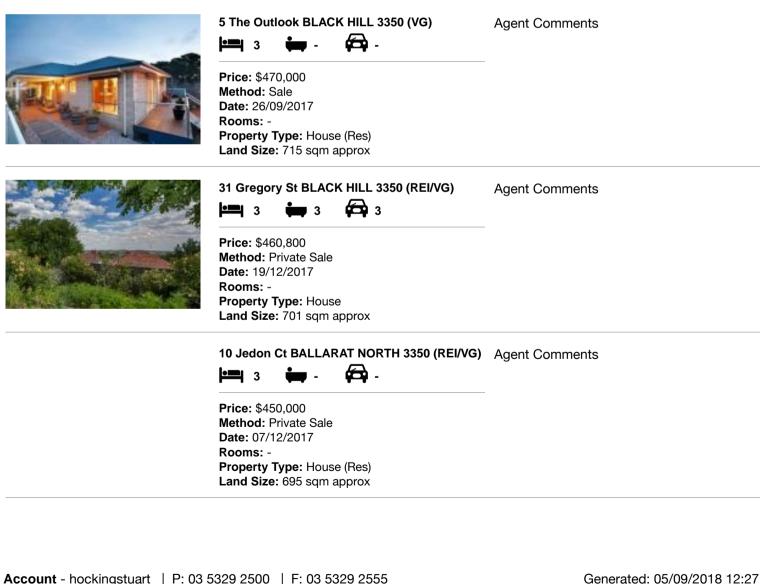
Rooms: 5 Property Type: House (Res) Land Size: 596 sqm approx Agent Comments

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> **Indicative Selling Price** \$450,000 - \$475,000 **Median House Price** Year ending June 2018: \$379,280

Immaculately presented from the street and meticulously maintained inside, there is nothing you need to do with this property other than move in and enjoy. Comprising 3 bedrooms (BIR's to 2 & 3), the master bedroom has a generous WIR and ensuite bathroom, formal lounge at the front of the home, open plan kitchen/meals and informal living at the rear with north facing windows making this space very light and functional. Directly off the dining area is a utility room offering additional storage and direct access outside. The rear of the property offers family bathroom and laundry.

### Comparable Properties



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