

## 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

735 Chisholm Street, Black Hill Vic 3350

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$450,000 & \$475,000

#### Median sale price

Median price \$379,280 House ☒ Unit ☐ Suburb or locality Black Hill

Period - From 01/07/2017 to 30/06/2018 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	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.



3 2 2

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 596 sqm approx

Agent Comments

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



**5 The Outlook BLACK HILL 3350 (VG)**

Agent Comments

3 - -

**Price:** \$470,000

**Method:** Sale

**Date:** 26/09/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 715 sqm approx



**31 Gregory St BLACK HILL 3350 (REI/VG)**

Agent Comments

3 3 3

**Price:** \$460,800

**Method:** Private Sale

**Date:** 19/12/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 701 sqm approx

**10 Jedon Ct BALLARAT NORTH 3350 (REI/VG)** Agent Comments

3 - -

**Price:** \$450,000

**Method:** Private Sale

**Date:** 07/12/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 695 sqm approx