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 and postcode

14 Napier Street Black Hill VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$690,000	&	\$710,000			
Median sale price							
(*Delete house or unit as applicable)							

Median Price	\$490,000	Property type		House		Suburb Black Hill	
Period-from	01 Nov 2019	to	31 Oct 2020		Source		Corelogic

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
322 Nicholson Street Black Hill VIC 3350	\$690,000	25-Oct-19
207 Victoria Street Ballarat East VIC 3350	\$690,000	10-Aug-20
1125 Gregory Street Lake Wendouree VIC 3350	\$690,000	10-Sep-19

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: 24 November 2020

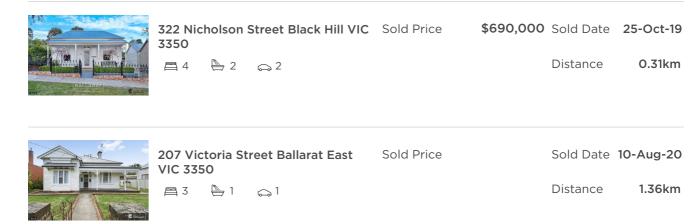


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1125 Gregory Street Lake Wendouree VIC 3350			Sold Price	Sold Date	10-Sep-19
昌 3	1	a 2		Distance	2.45km

RS = Recent sale UN = Undisclosed Sale

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