

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 MOOLA 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,500

Property type

House

Suburb

Black Hill

Period-from

01 Jul 2022

to

30 Jun 2023

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

206 CHISHOLM STREET SOLDIERS HILL VIC 3350	\$645,000	31-May-23
202 HOWARD STREET SOLDIERS HILL VIC 3350	\$650,000	01-Jul-23
4 WOODSIDE COURT BALLARAT NORTH VIC 3350	\$650,000	27-May-23

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: 27 July 2023


206 CHISHOLM STREET SOLDIERS HILL VIC 3350

Sold Price

\$645,000

Sold Date

31-May-23


Distance

1.39km

202 HOWARD STREET SOLDIERS HILL VIC 3350

Sold Price

^{RS} **\$650,000**

Sold Date

01-Jul-23


Distance

1.41km

4 WOODSIDE COURT BALLARAT NORTH VIC 3350

Sold Price

Sold Date

27-May-23


Distance

0.5km
RS = Recent sale

UN = Undisclosed Sale

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