

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

7 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

\$499,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

House

Suburb

Black Hill

Period-from

01 May 2020

to

30 Apr 2021

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

104 Walker Street Ballarat North VIC 3350	\$590,000	16-Nov-20
18 Doodts Road Nerrina VIC 3350	\$660,000	21-Aug-20
200 Walker Street Ballarat North VIC 3350	\$530,000	28-Feb-21

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: 17 May 2021

McGrath

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104 Walker Street Ballarat North VIC 3350

Sold Price

\$590,000

Sold Date

16-Nov-20

 4  2  -

Distance

0.14km



18 Doodts Road Nerrina VIC 3350

Sold Price

\$660,000

Sold Date

21-Aug-20

 4  2  3

Distance

0.22km



200 Walker Street Ballarat North VIC 3350

Sold Price

\$530,000

Sold Date

28-Feb-21

 3  2  5

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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