

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 3/420 Nicholson 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 \$450,000 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price \$342,000 Property type Unit Suburb Black Hill
Period-from 01 Oct 2020 to 30 Sep 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
425 Sherrard Street Black Hill VIC 3350	\$381,000	05-Jul-20
324 Chisholm Street Black Hill VIC 3350	\$447,500	18-Feb-21
3/14 Brooksbank Court Black Hill VIC 3350	\$535,000	27-Oct-20

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: 01 October 2021


425 Sherrard Street Black Hill VIC 3350

Sold Price

\$381,000

Sold Date

05-Jul-20
 3

 2

 2

Distance

0.07km

324 Chisholm Street Black Hill VIC 3350

Sold Price

\$447,500

Sold Date

18-Feb-21
 3

 2

 1

Distance

0.37km

3/14 Brooksbank Court Black Hill VIC 3350

Sold Price

\$535,000

Sold Date

27-Oct-20
 3

 2

 2

Distance

0.9km
RS = Recent sale

UN = Undisclosed Sale

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