

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

406 Havelock Street, Black Hill Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$610,000

&

\$640,000

Median sale price

Median price \$457,500

House

X

Unit

Suburb or locality

Black Hill

Period - From 01/07/2018

to

30/06/2019

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	3 View Point Dr BALLARAT NORTH 3350	\$660,000	17/05/2018
2	1125 Lydiard St.N BALLARAT NORTH 3350	\$650,000	19/06/2019
3	8 View Point Dr BALLARAT NORTH 3350	\$630,000	10/07/2018

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.



5 2 2

Rooms:
Property Type: Townhouse
(Single)
Land Size: 1432 sqm approx
Agent Comments

Indicative Selling Price
\$610,000 - \$640,000
Median House Price
Year ending June 2019: \$457,500

Comparable Properties



3 View Point Dr BALLARAT NORTH 3350
(REI/VG)

Agent Comments

4 3 3

Price: \$660,000
Method: Private Sale
Date: 17/05/2018
Rooms: -
Property Type: House
Land Size: 1867 sqm approx



1125 Lydiard St.N BALLARAT NORTH 3350
(REI)

Agent Comments

4 2 -

Price: \$650,000
Method: Private Sale
Date: 19/06/2019
Rooms: -
Property Type: House
Land Size: 1150 sqm approx



8 View Point Dr BALLARAT NORTH 3350
(REI/VG)

Agent Comments

4 2 2

Price: \$630,000
Method: Private Sale
Date: 10/07/2018
Rooms: 6
Property Type: House
Land Size: 1529 sqm approx