

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

1 Foley Crescent, Black Hill Vic 3350

Indicative selling price

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

Range between \$560,000 & \$580,000

Median sale price

Median price \$630,000

Property Type House

Suburb Black Hill

Period - From 09/10/2022

to 08/10/2023

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 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
1	205 Clyde St SOLDIERS HILL 3350	\$600,000	30/12/2022
2	507 Havelock St SOLDIERS HILL 3350	\$583,500	30/05/2022
3	112 Walker St BALLARAT NORTH 3350	\$575,000	11/10/2022

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:

09/10/2023 17:25

1 Foley Crescent, Black Hill Vic 3350



Phil Petrie
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4 2 4

Property Type: House
Land Size: 831 sqm approx
Agent Comments

Indicative Selling Price
\$560,000 - \$580,000
Median House Price
09/10/2022 - 08/10/2023: \$630,000

Comparable Properties



205 Clyde St SOLDIERS HILL 3350 (REI/VG)

Agent Comments

4 1 2

Price: \$600,000
Method: Private Sale
Date: 30/12/2022
Property Type: House
Land Size: 513 sqm approx



507 Havelock St SOLDIERS HILL 3350 (REI/VG)

Agent Comments

4 1 2

Price: \$583,500
Method: Private Sale
Date: 30/05/2022
Property Type: House (Res)
Land Size: 786 sqm approx



112 Walker St BALLARAT NORTH 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$575,000
Method: Private Sale
Date: 11/10/2022
Property Type: House
Land Size: 633 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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