

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

116 SIM 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)

	Range Between	\$565,000.00	\$575,000.00
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$562,500	Property type	House	Suburb	Black Hill
Period-from	01 Jul 2023	to	30 Jun 2024	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
182 VICTORIA STREET BALLARAT EAST VIC 3350	\$605,000	20-May-24
2/216 GRANT STREET GOLDEN POINT VIC 3350	\$535,000	28-Mar-24

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: 29th August 2024



**182 VICTORIA STREET BALLARAT
EAST VIC 3350**

 4  2  1

Sold Price

\$605,000

Sold Date **20-May-24**

Distance

1.42km



**2/216 GRANT STREET GOLDEN
POINT VIC 3350**

 4  2  1

Sold Price

\$535,000

Sold Date **28-Mar-24**

Distance

2.68km

RS = Recent sale

UN = Undisclosed Sale

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