

## 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

514 Peel Street, Black Hill Vic 3350

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$279,000

#### Median sale price

Median price

\$350,000

House

X

Unit

Suburb or locality

Black Hill

Period - From

01/07/2016

to

30/06/2017

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	1/413 Peel St.N BLACK HILL 3350	\$307,000	21/02/2017
2	203b Clissold St BLACK HILL 3350	\$290,000	30/06/2016
3	3/504 Lydiard St.N SOLDIERS HILL 3350	\$272,500	10/05/2016

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.~~



**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
 \$279,000

**Median House Price**  
 Year ending June 2017: \$350,000

## Comparable Properties

**1/413 Peel St.N BLACK HILL 3350 (REI/VG)**

**Agent Comments**



**Price:** \$307,000  
**Method:** Private Sale  
**Date:** 21/02/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 357 sqm approx



**203b Clissold St BLACK HILL 3350 (REI/VG)**

**Agent Comments**



**Price:** \$290,000  
**Method:** Private Sale  
**Date:** 30/06/2016  
**Rooms:** 3  
**Property Type:** House  
**Land Size:** 272 sqm approx



**3/504 Lydiard St.N SOLDIERS HILL 3350 (REI/VG)**

**Agent Comments**



**Price:** \$272,500  
**Method:** Private Sale  
**Date:** 10/05/2016  
**Rooms:** 3  
**Property Type:** House (Res)