

# 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

409 Peel Street North, Black Hill 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$649,000 & \$680,000

### Median sale price

Median price \$527,500

Property type House

Suburb Black Hill

Period - From 01/10/2020

to

30/09/2021

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
317 Ligar Street, Soldiers Hill 3350	\$665,000	18/02/2021
506 Chisholm Street, Black Hill 3350	\$680,000	06/10/2020
1007 Lydiard Street North, Ballarat North, 3350	\$670,000	09/10/2021

This Statement of Information was prepared on: 14/10/2021