

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

832A Chisholm Street, Black Hill Vic 3350

Indicative selling price

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

Single price \$215,000

Median sale price

Median price \$370,000

House

X

Unit

Suburb or locality Black Hill

Period - From 01/10/2016

to

30/09/2017

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	112 Moola St BALLARAT NORTH 3350	\$250,000	10/05/2016
2	6 Mopoke La BLACK HILL 3350	\$240,000	03/10/2017
3	16 Napier St BLACK HILL 3350	\$205,000	27/05/2017

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.