

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

615 Sherrard Street, Black Hill 3350

### Indicative selling price

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

Single price

\$\*

or range between

\$380,000

&

\$400,000

### Median sale price

Median price

\$368,500

\*House

X

\*Unit

Suburb  
or locality

Black Hill

Period - From

12/02/2017

to

12/02/2018

Source

Core Logic

### Comparable property sales

**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
623 Nicholson Street, Black Hill 3350	\$415,500	14/02/2018
502 Sherrard Street, Black Hill 3350	\$408,000	12/12/2017
14 Moola Street, Black Hill 3350	\$405,000	05/02/2018