

# 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

101 Clissold 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) (\*Delete single price or range as applicable)

Single price \$\* or range between \$745,000 & \$795,000

### Median sale price

Median price

\$587,500

Property type

House

Suburb

Black Hill

Period - From

01.08.2021

to

31.07.2022

Source

Corelogic

### 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
301 Clarendon Street Soldiers Hill VIC 3350	\$800,000	05.10.2021
329 Armstrong Street North Soldiers Hill VIC 3350	\$880,000	08.11.2021
309 Armstrong Street North Soldiers Hill VIC 3350	\$875,000	02.03.2022

This Statement of Information was prepared on: 11.08.2022