

# 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

28 Gregory 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 \$540,000 & \$560,000

### Median sale price

Median price \$637,500 Property type House Suburb Black Hill

Period - From 01/12/2021 to 30/11/2022 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
225 Clyde Street, Soldiers Hill VIC 3350	\$560,000	11/07/2022
23 Princes Street North, Ballarat East VIC 3350	\$557,500	25/08/2022
8 Margaret Avenue, Ballarat North Vic 3350	\$545,000	04/11/2022

This Statement of Information was prepared on: 16/12/2022