

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 and
postcode

703 Sherrard Street Black Hill VIC 3350

Indicative selling price

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

Single Price

or range
between

\$325,000

&

\$345,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,000

Property type

Unit

Suburb

Black Hill

Period-from

01 Dec 2019

to

30 Nov 2020

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

4/611 Peel Street North Black Hill VIC 3350	\$340,000	03-Jun-20
514 Peel Street North Black Hill VIC 3350	\$337,500	31-Jul-19
2 Clissold Street Black Hill VIC 3350	\$327,250	14-Oct-20

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 18 months.~~

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4/611 Peel Street North Black Hill VIC 3350

Sold Price **\$340,000** Sold Date **03-Jun-20**

2 1 1

Distance **0.33km**



514 Peel Street North Black Hill VIC 3350

Sold Price **\$337,500** Sold Date **31-Jul-19**

2 1 1

Distance **0.47km**



2 Clissold Street Black Hill VIC 3350

Sold Price ^{RS} **\$327,250** Sold Date **14-Oct-20**

2 1 1

Distance **0.91km**

RS = Recent sale **UN** = Undisclosed Sale

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