

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

3 MADDERN 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Black Hill

Period-from

01 Feb 2024

to

31 Jan 2025

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

26 OLIVER STREET BLACK HILL VIC 3350	\$500,000	26-Nov-24
116 SIM STREET BLACK HILL VIC 3350	\$555,000	06-Sep-24
12 KILLEEN AVENUE BLACK HILL VIC 3350	\$550,000	07-Feb-25

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.~~

This Statement of Information was prepared on: 24 February 2025



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**26 OLIVER STREET BLACK HILL
VIC 3350**

3 1 3

Sold Price

\$500,000

Sold Date

26-Nov-24

Distance

0.97km



**116 SIM STREET BLACK HILL VIC
3350**

3 2 1

Sold Price

\$555,000

Sold Date

06-Sep-24

Distance

0.53km



**12 KILLEEN AVENUE BLACK HILL
VIC 3350**

3 1 -

Sold Price

^{RS} **\$550,000**

Sold Date

07-Feb-25

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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