

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

23 Howitt Street, Black Hill Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$480,000

&

\$520,000

Median sale price

Median price

\$530,000

Property Type

House

Suburb

Black Hill

Period - From

29/09/2020

to

28/09/2021

Source

REIV

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
1	912 Lydiard St.N BALLARAT NORTH 3350	\$517,500	04/08/2021
2	408 Sherrard St BLACK HILL 3350	\$515,000	19/06/2021
3	914 Lydiard St.N BALLARAT NORTH 3350	\$485,000	21/06/2021

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:

29/09/2021 14:17

23 Howitt Street, Black Hill Vic 3350



Trevor Petrie

03 5333 4322

0418 503 767

trevor@trevorpetrie.com.au

Indicative Selling Price

\$480,000 - \$520,000

Median House Price

29/09/2020 - 28/09/2021: \$530,000



3 1 2

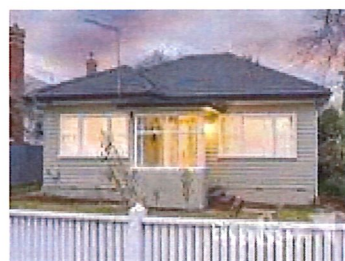
Rooms: 5

Property Type: House (Res)

Land Size: 632 sqm approx

Agent Comments

Comparable Properties



912 Lydiard St.N BALLARAT NORTH 3350 (VG) **Agent Comments**

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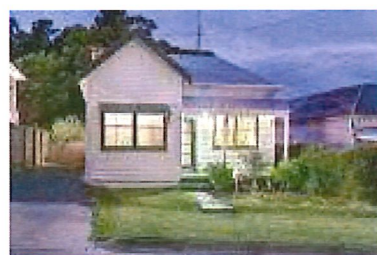
Price: \$517,500

Method: Sale

Date: 04/08/2021

Property Type: House (Res)

Land Size: 495 sqm approx



408 Sherrard St BLACK HILL 3350 (VG) **Agent Comments**

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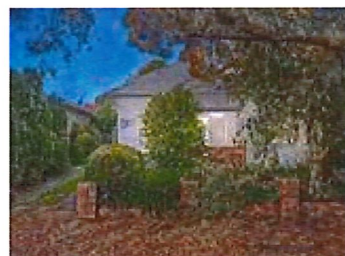
Price: \$515,000

Method: Sale

Date: 19/06/2021

Property Type: House (Res)

Land Size: 346 sqm approx



914 Lydiard St.N BALLARAT NORTH 3350 (REI/VG) **Agent Comments**

3 1 1

Price: \$485,000

Method: Private Sale

Date: 21/06/2021

Property Type: House (Res)

Land Size: 612 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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