

## 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

405 Nicholson 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)

Single price

\$289,000

#### Median sale price

Median price

\$370,000

House

X

Unit

Suburb or locality

Black Hill

Period - From

01/10/2016

to

30/09/2017

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 eighteen 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	1058 Norman St WENDOUREE 3355	\$273,000	03/10/2017
2	320 Nicholson St BLACK HILL 3350	\$260,000	31/05/2016
3	411 Nicholson St BLACK HILL 3350	\$260,000	20/06/2016

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 eighteen months.~~

405 Nicholson Street, Black Hill Vic 3350

Lisa Eden-Horvat

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**Indicative Selling Price**

\$289,000

**Median House Price**

Year ending September 2017: \$370,000



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 830 sqm approx

**Agent Comments**

## Comparable Properties



**1058 Norman St WENDOUREE 3355 (REI)**

**Agent Comments**



**Price:** \$273,000

**Method:** Private Sale

**Date:** 03/10/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 613 sqm approx



**320 Nicholson St BLACK HILL 3350 (REI/VG)**

**Agent Comments**



**Price:** \$260,000

**Method:** Private Sale

**Date:** 31/05/2016

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 490 sqm approx



**411 Nicholson St BLACK HILL 3350 (REI/VG)**

**Agent Comments**



**Price:** \$260,000

**Method:** Private Sale

**Date:** 20/06/2016

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 491 sqm approx