

Lisa Eden-Horvat
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Date of sale

Generated: 25/10/2017 07:50

# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sa
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Address	405 Nicholson Street, Black Hill Vic 3350
Including suburb or	
locality andpostcode	

# Indicative selling price

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

Single price	\$289,000
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## Median sale price

Median price	\$370,000	Hou	ise 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

	,		
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.

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Price



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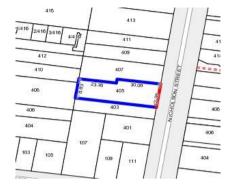
> **Indicative Selling Price** \$289,000 **Median House Price**

Year ending September 2017: \$370,000

Rooms:

Property Type: House (Previously Occupied - Detached) Land Size: 830 sqm approx

**Agent Comments** 



# Comparable Properties



**--** 3





Price: \$273,000 Method: Private Sale Date: 03/10/2017

Rooms: -

Property Type: House (Res) Land Size: 613 sqm approx

**Agent Comments** 



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





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)





Price: \$260,000 Method: Private Sale Date: 20/06/2016 Rooms: 4

Property Type: House (Res) Land Size: 491 sqm approx

**Agent Comments** 

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