Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 2/414 Nicholson Street, Black Hill Vic 3350

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ing		
Range betwee	\$485,000		&		\$510,000			
Median sale p	rice							
Median price	\$485,000	Pro	operty Type	Unit			Suburb	Black Hill
Period - From	04/10/2021	to	03/10/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	137b Eureka St BALLARAT EAST 3350	\$510,000	11/11/2021
2	2/508 Havelock St BLACK HILL 3350	\$500,000	16/03/2022
3	3/131 Larter St CANADIAN 3350	\$495,000	22/09/2022

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:

04/10/2022 17:12









Property Type: Agent Comments Indicative Selling Price \$485,000 - \$510,000 Median Unit Price 04/10/2021 - 03/10/2022: \$485,000

Comparable Properties



Method: Private Sale Date: 11/11/2021 Property Type: Unit Land Size: 627 sqm approx Agent Comments



2/508 Havelock St BLACK HILL 3350 (REI/VG) Agent Comments



Price: \$500,000 Method: Private Sale Date: 16/03/2022 Property Type: Townhouse (Res) Land Size: 299 sqm approx



3/131 Larter St CANADIAN 3350 (REI)

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Agent Comments



Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559





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