

Matthew Wiltshire 5329 2500 0487000873 mwiltshire@hockingstuart.com.au

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 andpostcode 3 Moonlight Court, Black Hill Vic 3350									
Indicative sell	ing price								
For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$410,000		&	\$430	,000				
Median sale price									
Median price	\$375,000	Ηοι	use X	Unit		Suburb or locality	Black Hill		
Period - From	01/04/2017	to	31/03/2018		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.

Add	dress of comparable property	Price	Date of sale
1	205 Sim St BLACK HILL 3350	\$480,000	01/08/2017
2	4 Moola St BLACK HILL 3350	\$435,000	18/09/2017
3	15 Leerama Ct BLACK HILL 3350	\$420,000	25/01/2018

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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Indicative Selling Price \$410,000 - \$430,000 **Median House Price** Year ending March 2018: \$375,000



Rooms: 6 **Property Type:** Agent Comments

The truly unique features & floorplan of this home will leave you in awe, with an extensive list of added benefits that you need to see to believe! Situated ideally on an 834m2 allotment (approx.) & 100m to one of Ballarat's best regarded primary schools, walking distance to the Ballarat train station and in close proximity to the CBD. The home has an abundance of living, with more than enough space for the family (check out the amazing floorplan!). With exposed brick feature walls, timber paneling, gas log heater, ample storage, updated main bathroom, double carport & double garage

Comparable Properties



205 Sim St BLACK HILL 3350 (REI/VG)

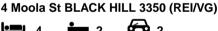


Price: \$480,000 Method: Private Sale Date: 01/08/2017

Rooms: -

Property Type: House (Res) Land Size: 1148 sqm approx





Price: \$435,000 Method: Private Sale Date: 18/09/2017

Rooms: -

Property Type: House (Res) Land Size: 639 sqm approx

15 Leerama Ct BLACK HILL 3350 (REI/VG)

-





Price: \$420,000 Method: Private Sale Date: 25/01/2018

Rooms: -

Property Type: House (Res) Land Size: 665 sqm approx

Agent Comments

Agent Comments



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