

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

3 Moonlight Court, Black Hill Vic 3350

Indicative selling price

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

Range between \$410,000

&

\$430,000

Median sale price

Median price \$375,000

House

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.

	Address 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



4 2 2

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)**

Agent Comments

4 2 4

Price: \$480,000**Method:** Private Sale**Date:** 01/08/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 1148 sqm approx**4 Moola St BLACK HILL 3350 (REI/VG)**

Agent Comments

4 2 2

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)**

Agent Comments

4 2 2

Price: \$420,000**Method:** Private Sale**Date:** 25/01/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 665 sqm approx