

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

822 Chisholm Street, Black Hill Vic 3350

Indicative selling price

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

Range between \$630,000 & \$660,000

Median sale price

Median price \$470,000 Property Type House Suburb Black Hill

Period - From 07/10/2018 to 06/10/2019 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 18 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	3 Walker St BLACK HILL 3350	\$660,000	17/07/2019
2	14 Marrod CI BALLARAT NORTH 3350	\$655,000	09/04/2019
3	1125 Lydiard St.N BALLARAT NORTH 3350	\$650,000	19/06/2019

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:

07/10/2019 15:23

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Property Type: House
Land Size: 1515 sqm approx
 Agent Comments

Indicative Selling Price

\$630,000 - \$660,000

Median House Price

07/10/2018 - 06/10/2019: \$470,000

Welcome to the manor. This magnificent family home on a garden-filled 1515sqm allotment delivers space and privacy for those who value it. Reminiscent of the glorious French manor houses, this elegant home offers style, comfort and all the space you could want. From the moment you enter the grand entry hall with its rustic slate tiles, you will step into the heart of the French countryside.

Comparable Properties

**3 Walker St BLACK HILL 3350 (REI/VG)**

Agent Comments

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Price: \$660,000
Method: Private Sale
Date: 17/07/2019
Rooms: 7
Property Type: House (Res)
Land Size: 2102 sqm approx

**14 Marrod CI BALLARAT NORTH 3350 (REI/VG)**

Agent Comments

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Price: \$655,000
Method: Private Sale
Date: 09/04/2019
Property Type: House
Land Size: 793 sqm approx

**1125 Lydiard St.N BALLARAT NORTH 3350 (REI)**

Agent Comments

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Price: \$650,000
Method: Private Sale
Date: 19/06/2019
Property Type: House
Land Size: 1150 sqm approx