

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 Casey Close, Black Hill Vic 3350

Indicative selling price

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

Range between \$665,000 & \$700,000

Median sale price

Median price \$645,000

Property Type House

Suburb Black Hill

Period - From 20/07/2022

to 19/07/2023

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.

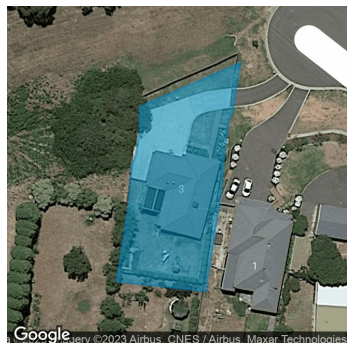
	Address of comparable property	Price	Date of sale
1	11 Panorama Dr BLACK HILL 3350	\$675,000	07/06/2023
2	6 Leerama Ct BLACK HILL 3350	\$670,000	27/04/2023
3	4 Robert Dr BALLARAT NORTH 3350	\$665,000	04/05/2023

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:

20/07/2023 14:27



Property Type: House (Previously Occupied - Detached)

Land Size: 955 sqm approx

Agent Comments

Indicative Selling Price

\$665,000 - \$700,000

Median House Price

20/07/2022 - 19/07/2023: \$645,000

Comparable Properties



11 Panorama Dr BLACK HILL 3350 (REI/VG)

Agent Comments



Price: \$675,000

Method: Private Sale

Date: 07/06/2023

Property Type: House (Res)

Land Size: 725 sqm approx



6 Leerama Ct BLACK HILL 3350 (REI/VG)

Agent Comments



Price: \$670,000

Method: Private Sale

Date: 27/04/2023

Property Type: House (Res)

Land Size: 587 sqm approx



4 Robert Dr BALLARAT NORTH 3350 (REI/VG)

Agent Comments



Price: \$665,000

Method: Private Sale

Date: 04/05/2023

Property Type: House (Res)

Land Size: 593 sqm approx