## 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 3 Casey Close, Black Hill Vic 3350

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	en \$665,000		&		\$700,000				
Median sale price									
Median price	\$645,000	Pro	Property Type Hous		se S		Suburb	Black Hill	
Period - From	20/07/2022	to	19/07/2023		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.

Ado	dress 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) 3 2 2 2 Price: \$675,000 Method: Private Sale Date: 07/06/2023 Property Type: House (Res) Land Size: 725 sqm approx	Agent Comments
6 Leerama Ct BLACK HILL 3350 (REI/VG) 4 🍎 2 🋱 2	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

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



propertydata

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