

522B Peel Street North, Black Hill Vic 3350



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Indicative Selling Price

\$540,000

Median House Price

01/02/2022 - 31/01/2023: \$630,000



3 2 2

Rooms: 5

Property Type: Townhouse  
(Single)

Land Size: 320 sqm approx

Agent Comments

## Comparable Properties



709 Pleasant St.S REDAN 3350 (REI)

Agent Comments

3 2 1

Price: \$550,000

Method: Private Sale

Date: 06/01/2023

Property Type: House (Res)

Land Size: 563 sqm approx



1/23 Gillies St.S ALFREDTON 3350 (REI)

Agent Comments

3 2 1

Price: \$530,000

Method: Private Sale

Date: 21/12/2022

Property Type: Townhouse (Single)



127 Park St.E REDAN 3350 (REI)

Agent Comments

3 2 2

Price: \$520,000

Method: Private Sale

Date: 14/12/2022

Property Type: House

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## 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

522B Peel Street North, Black Hill Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$540,000

### Median sale price

Median price

\$630,000

Property Type

House

Suburb

Black Hill

Period - From

01/02/2022

to

31/01/2023

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	709 Pleasant St.S REDAN 3350	\$550,000	06/01/2023
2	1/23 Gillies St.S ALFREDTON 3350	\$530,000	21/12/2022
3	127 Park St.E REDAN 3350	\$520,000	14/12/2022

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:

01/02/2023 12:54