

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 and
postcode

507 Chisholm Street Black Hill VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$540,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$491,124

Property type

House

Suburb

Black Hill

Period-from

01 Sep 2019

to

31 Aug 2020

Source

Corelogic

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

506 Chisholm Street Black Hill VIC 3350	\$590,000	07-Sep-19
608 Chisholm Street Black Hill VIC 3350	\$617,000	29-Oct-19
830 Chisholm Street Black Hill VIC 3350	\$545,000	11-Oct-19

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: 02 September 2020



506 Chisholm Street Black Hill VIC 3350

Sold Price

\$590,000

Sold Date

07-Sep-19

3 1 2

Distance

0.08km



608 Chisholm Street Black Hill VIC 3350

Sold Price

\$617,000

Sold Date

29-Oct-19

3 2 4

Distance

0.17km



830 Chisholm Street Black Hill VIC 3350

Sold Price

\$545,000

Sold Date

11-Oct-19

3 2 2

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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