

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

1 Vista Court, Black Hill, VIC 3350

Indicative selling price

\$ 495,000 - \$530,000

Range between

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

Median sale price

Median price
\$ 427,500

House

*Delete house or unit as applicable

Suburb
BLACK HILL

Period
19/12/2017 - 19/06/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



801 HAVELOCK STREET
SOLDIERS HILL

3 1 1

Normal Sale \$510,000
Date Sold 24/08/2018
Land 876 sqm



209 SIM STREET
BLACK HILL

3 2 2

Normal Sale \$520,000
Date Sold 25/09/2018
Land 1645 sqm



214 SIMPSON STREET
BALLARAT NORTH

3 2 2

Normal Sale \$495,000
Date Sold 20/09/2018
Land 640 sqm