# **buxton**

## 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

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

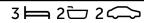
Land 876 sqm

3 **⊨** 1 <del>□</del> 1 <del>○</del>



# 209 SIM STREET BLACK HILL

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





### 214 SIMPSON STREET BALLARAT NORTH

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