

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

1A Victory Lane 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

or range between

\$650,000

&

\$670,000

Median sale price

Median price

\$530,000

Property type

House

Suburb

Black Hill

Period - From

to

Source

Comparable property sales

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 Kenvarra Court Black Hill VIC 3350 | \$660,000 | 30-07-2021 |
| 6 Oliver Street Ballarat East VIC 3350 | \$650,000 | 19-08-2021 |
| 304A Clarendon Street Soldiers Hill VIC 3350 | \$720,000 | 16-11-2021 |

This Statement of Information was prepared on: 08-02-2021