

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

606 Nicholson Street, Black Hill Vic 3350

Indicative selling price

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

Range between \$565,000

&

\$590,000

Median sale price

Median price \$420,000

House

X

Unit

Suburb or locality

Black Hill

Period - From 01/01/2018

to

31/12/2018

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 eighteen 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		
2		
3		

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 eighteen months.



Rooms:

Property Type:

Agent Comments

A wonderful opportunity to secure a brand new 4 bedroom home ideally located just 1.9km from the train station and Ballarat's CBD. Built to exacting standards on approximately 486m2, this home features 6 star energy rated construction, double glazed windows throughout, 2000 litre water tank, gas central heating, split system air conditioning, led lighting, new colorbond fencing, fully landscaped yard and a double garage with remote control and direct access.

Comparable Properties

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