

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

5 Maddern Street, Black Hill 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 \$450,000 & \$470,000

Median sale price

Median price \$423,500

Property type House

Suburb Black Hill

Period - From 01/06/2018

to

27/06/2019

Source REA

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
10 Panorama Drive, Black Hill 3350	\$480,000	24/06/2019
416 Sherrard Street, Black Hill 3350	\$470,000	08/04/2019
219 Walker Street, Ballarat North 3350	\$452,000	26/02/2019

This Statement of Information was prepared on: 13/09/2019