

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 and
postcode

106B SIM STREET 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Black Hill

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

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

9/1120-1122 HAVELOCK STREET BALLARAT NORTH VIC 3350	\$475,000	18-Oct-22
4/218A CLAYTON STREET CANADIAN VIC 3350	\$512,000	21-Feb-23
1/916 GEELONG ROAD CANADIAN VIC 3350	\$490,000	05-Jun-22

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 18 months.~~

This Statement of Information was prepared on: 08 May 2023



**9/1120-1122 HAVELOCK STREET
BALLARAT NORTH VIC 3350**

3 2 1

Sold Price

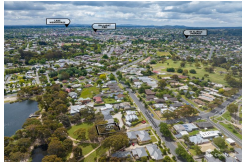
\$475,000

Sold Date

18-Oct-22

Distance

1.33km



**4/218A CLAYTON STREET
CANADIAN VIC 3350**

3 2 1

Sold Price

\$512,000

Sold Date

21-Feb-23

Distance

2.77km



**1/916 GEELONG ROAD CANADIAN
VIC 3350**

3 2 1

Sold Price

\$490,000

Sold Date

05-Jun-22

Distance

4.69km

RS = Recent sale

UN = Undisclosed Sale

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