

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/8a Sweeney Street, Black Hill Vic 3350

Indicative selling price

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

Single price

\$645,000

Median sale price

Median price

\$571,000

Property Type

House

Suburb

Black Hill

Period - From

01/07/2023

to

30/06/2024

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	13/906 Lydiard St.N BALLARAT NORTH 3350	\$645,000	12/08/2024
2	404 Clarendon St SOLDIERS HILL 3350	\$660,000	13/06/2024
3	23 Monteith PI BALLARAT CENTRAL 3350	\$655,000	11/01/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

29/08/2024 09:16



Property Type:
Agent Comments

Indicative Selling Price
\$645,000

Median House Price
Year ending June 2024: \$571,000

Comparable Properties



13/906 Lydiard St.N BALLARAT NORTH 3350 (REI/VG) **Agent Comments**



Price: \$645,000
Method: Private Sale
Date: 12/08/2024
Property Type: Townhouse (Single)
Land Size: 123.80 sqm approx



404 Clarendon St SOLDIERS HILL 3350 (REI) **Agent Comments**



Price: \$660,000
Method: Private Sale
Date: 13/06/2024
Property Type: House
Land Size: 193 sqm approx



23 Monteith PI BALLARAT CENTRAL 3350 (REI/VG) **Agent Comments**



Price: \$655,000
Method: Private Sale
Date: 11/01/2024
Property Type: House