

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

5/324-326 Peel Street North 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

\$349,000

&

\$359,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$330,000

Property type

Unit

Suburb

Black Hill

Period-from

01 Mar 2020

to

28 Feb 2021

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

203C Clissold Street Black Hill VIC 3350	\$380,000	23-Feb-21
2/420 Nicholson Street Black Hill VIC 3350	\$350,000	19-Nov-19
1/614A Nicholson Street Black Hill VIC 3350	\$340,000	01-Mar-20

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: 22 March 2021

McGrath

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203C Clissold Street Black Hill VIC 3350

Sold Price

^{RS}

\$380,000

Sold Date

23-Feb-21

2

1

2

Distance

0.17km



2/420 Nicholson Street Black Hill VIC 3350

Sold Price

\$350,000

Sold Date

19-Nov-19

2

1

1

Distance

0.25km



1/614A Nicholson Street Black Hill VIC 3350

Sold Price

\$340,000

Sold Date

01-Mar-20

3

1

2

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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