

Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address: 832 Chisholm Street Black Hill

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$200,000 & \$220,000

Median sale price

Median price: \$462,500 House Suburb: Black Hill
Period - From: 31/03/2018 to 30/06/2018 Source: PDOL

Comparable property sales

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.

**16 Napier St
BLACK HILL**

Situated amongst contemporary homes enjoying beautiful views over Black Hill / Ballarat is this vacant 513m2 (approx.) block of

Sold by Private Sale \$205,000
Date Sold 27/05/2017
Land 513 SqM

**832a Chisholm St
BLACK HILL**

- 521m2 block- 14.88 metre frontage - Block will be fenced-
Elevated views front and back- Outlook to parklands- All services

Sold by Private Sale \$215,000
Date Sold 28/11/2017
Land 521 SqM

**6 Mopoke La
BLACK HILL**

Here is an extremely rare opportunity for you to secure a vacant block of land in a private location. Approximately 634m2, this

Sold by Private Sale \$240,000
Date Sold 03/10/2017
Land 634 SqM