

# 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

420 Peel Street North, Black Hill Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$449,000

### Median sale price

Median price

\$620,000

Property Type

House

Suburb

Black Hill

Period - From

01/04/2022

to

31/03/2023

Source

REIV

### 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 |
|---|------------------------------------|-----------|--------------|
| 1 | 16 Rowlands St SEBASTOPOL 3356     | \$490,000 | 03/05/2023   |
| 2 | 10 Gray St BALLARAT EAST 3350      | \$475,000 | 15/02/2023   |
| 3 | 13 Surrey St BALLARAT CENTRAL 3350 | \$460,000 | 22/04/2022   |

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:

04/05/2023 09:13



4 1 2

**Property Type:** House  
**Land Size:** 900 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$449,000

**Median House Price**  
Year ending March 2023: \$620,000

## Comparable Properties



**16 Rowlands St SEBASTOPOL 3356 (REI)**

**Agent Comments**

3 1 4

**Price:** \$490,000  
**Method:** Private Sale  
**Date:** 03/05/2023  
**Property Type:** House  
**Land Size:** 917 sqm approx



**10 Gray St BALLARAT EAST 3350 (REI/VG)**

**Agent Comments**

4 1 2

**Price:** \$475,000  
**Method:** Private Sale  
**Date:** 15/02/2023  
**Property Type:** House  
**Land Size:** 1100 sqm approx



**13 Surrey St BALLARAT CENTRAL 3350 (VG)**

**Agent Comments**

2 - -

**Price:** \$460,000  
**Method:** Sale  
**Date:** 22/04/2022  
**Property Type:** House (Res)  
**Land Size:** 1009 sqm approx