

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

2/414 Nicholson Street, Black Hill Vic 3350

Indicative selling price

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

Range between

\$485,000

&

\$510,000

Median sale price

Median price

\$485,000

Property Type

Unit

Suburb

Black Hill

Period - From

04/10/2021

to

03/10/2022

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	137b Eureka St BALLARAT EAST 3350	\$510,000	11/11/2021
2	2/508 Havelock St BLACK HILL 3350	\$500,000	16/03/2022
3	3/131 Larter St CANADIAN 3350	\$495,000	22/09/2022

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:

04/10/2022 17:12



Property Type:
Agent Comments

Indicative Selling Price
\$485,000 - \$510,000
Median Unit Price
04/10/2021 - 03/10/2022: \$485,000

Comparable Properties



137b Eureka St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$510,000
Method: Private Sale
Date: 11/11/2021
Property Type: Unit
Land Size: 627 sqm approx



2/508 Havelock St BLACK HILL 3350 (REI/VG)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 16/03/2022
Property Type: Townhouse (Res)
Land Size: 299 sqm approx



3/131 Larter St CANADIAN 3350 (REI)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 22/09/2022
Property Type: Townhouse (Single)