# Statement of Information Single residential property located outside the Melbourne metropolitan area

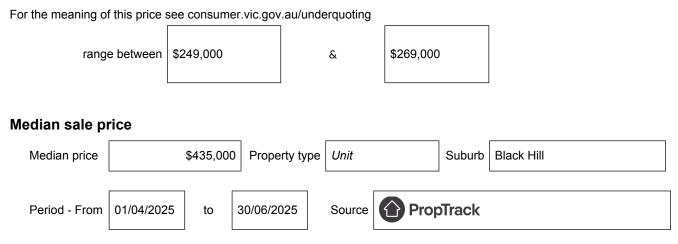
#### Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode

6/10 Simpson Street, Black Hill, Vic 3350

### Indicative selling price



## 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 eighteen 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
2/1112 Havelock Street, Ballarat North, VIC 3350	\$245,000	12/08/2024
3/619 Neill Street, Soldiers Hill, VIC 3350	\$279,990	23/06/2025
4/1112 Havelock St, Ballarat North, VIC 3350	\$245,000	02/08/2024

OR

**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable propertieswere sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on: 12/07/2025

