

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

Address 901a Sherrard St Including suburb and postcode

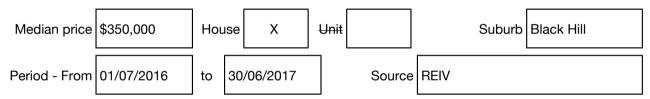
901a Sherrard Street, Black Hill Vic 3350

#### Indicative selling price

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

Single price \$499,000

#### Median sale price



#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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	30 Foley Cr BLACK HILL 3350	\$555,000	20/07/2017
2	13 Marrod CI BALLARAT CENTRAL 3350	\$549,000	28/06/2017
3	23 Scenic Cr BALLARAT NORTH 3350	\$515,000	25/05/2017

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









Rooms: Property Type: Agent Comments Indicative Selling Price \$499,000 Median House Price Year ending June 2017: \$350,000

## **Comparable Properties**



30 Foley Cr BLACK HILL 3350 (REI)

Price: \$555,000 Method: Private Sale Date: 20/07/2017 Rooms: -Property Type: House Land Size: 735 sqm approx Agent Comments



13 Marrod CI BALLARAT CENTRAL 3350 (REI) Agent Comments



Price: \$549,000 Method: Private Sale Date: 28/06/2017 Rooms: -Property Type: House



23 Scenic Cr BALLARAT NORTH 3350 (REI) Ac



Price: \$515,000 Method: Private Sale Date: 25/05/2017 Rooms: -Property Type: House I) Agent Comments

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