

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 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

Median price \$350,000 House X Unit Suburb Black Hill

Period - From 01/07/2016 to 30/06/2017 Source REIV

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.



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)

Agent Comments



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



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)

Agent Comments



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