WE DELIVER RESULTS

STATEMENT OF INFORMATION

7 KENVARRA COURT, BLACK HILL, VIC 3350 PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT



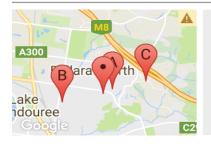
STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

BigginScott



MEDIAN SALE PRICE



BLACK HILL, VIC, 3350

Suburb Median Sale Price (House)

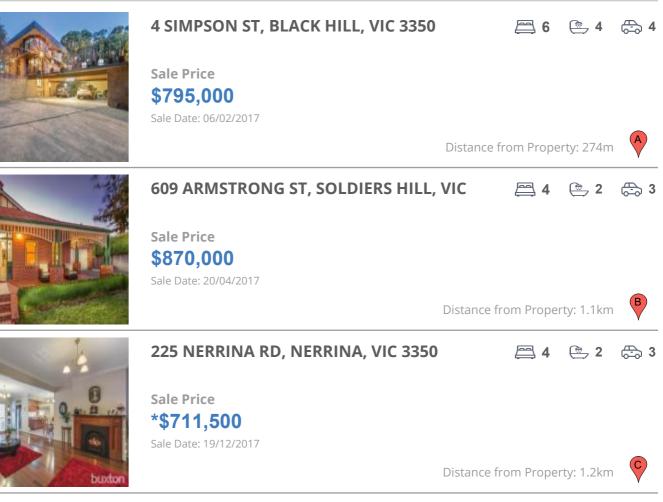
\$365,500

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



This report has been compiled on 20/03/2018 by Biggin & Scott Ballarat. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 7 KENVARRA COURT, BLACK HILL, VIC 3350

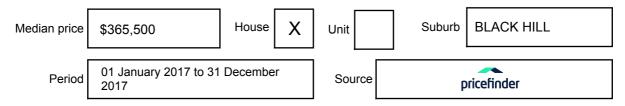
Indicative selling price

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

Price Range:

\$775,000 to \$835,000

Median sale price



Comparable property sales

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
4 SIMPSON ST, BLACK HILL, VIC 3350	\$795,000	06/02/2017
609 ARMSTRONG ST, SOLDIERS HILL, VIC 3350	\$870,000	20/04/2017
225 NERRINA RD, NERRINA, VIC 3350	*\$711,500	19/12/2017