

# 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



**7 KENVARRA COURT, BLACK HILL, VIC**

4 2 2

Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$775,000 to \$835,000**

## 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.



**4 SIMPSON ST, BLACK HILL, VIC 3350**

6 4 4

Sale Price

**\$795,000**

Sale Date: 06/02/2017

Distance from Property: 274m



**609 ARMSTRONG ST, SOLDIERS HILL, VIC**

4 2 3

Sale Price

**\$870,000**

Sale Date: 20/04/2017

Distance from Property: 1.1km



**225 NERRINA RD, NERRINA, VIC 3350**

4 2 3

Sale Price

**\*\$711,500**

Sale Date: 19/12/2017

Distance from Property: 1.2km



This report has been compiled on 20/03/2018 by Biggin & Scott Ballarat. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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](http://consumer.vic.gov.au/underquoting)

Price Range: \$775,000 to \$835,000

### Median sale price

Median price

\$365,500

House

Unit

Suburb

BLACK HILL

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

### 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