

#### Statement of Information

## Single residential property located outside the Melbourne metropolitan area

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

<b>Property</b>	offered	for	sale
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Address Including suburb or locality andpostcode	619 Sherrard Street, Black Hill Vic 3350				
dicative selling price					

#### In

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

Range between \$550,000 &	\$570,000
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#### Median sale price

Median price	\$370,000	Hou	ıse X	Unit		Suburb or locality	Black Hill
Period - From	01/01/2017	to	31/12/2017		Source	REIV	

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

Α\* 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.

Add	dress of comparable property	Price	Date of sale
1	1 Cullinan Ct BALLARAT NORTH 3350	\$590,000	13/09/2016
2	38 Edwardes St BLACK HILL 3350	\$580,000	26/09/2017
3	30 Foley Cr BLACK HILL 3350	\$555,000	20/07/2017

#### OR

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

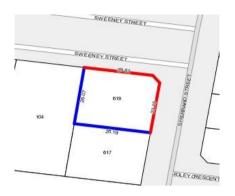




activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms:

Property Type: House (Previously

Occupied - Detached) **Land Size:** 734 sqm approx

**Agent Comments** 

Indicative Selling Price \$550,000 - \$570,000 Median House Price Year ending December 2017: \$370,000

# Comparable Properties



1 Cullinan Ct BALLARAT NORTH 3350 (REI/VG)

**-** 5

Price: \$590,000 Method: Private Sale Date: 13/09/2016

Rooms: 6

**Property Type:** House **Land Size:** 990 sqm approx

**Agent Comments** 









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Agent Comments



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Property Type: House (Res)



30 Foley Cr BLACK HILL 3350 (REI/VG)

**4** 6





Price: \$555,000 Method: Private Sale Date: 20/07/2017 Rooms: 6

Property Type: House (Res) Land Size: 736 sqm approx

**Agent Comments** 

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501





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