

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

619 Sherrard Street, Black Hill Vic 3350

Indicative selling price

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

Range between \$550,000 & \$570,000

Median sale price

Median price \$370,000 House 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)

A* 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.

	Address 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.



3 bedrooms, 0 bathrooms, 3 cars

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)

Agent Comments

5 bedrooms, 3 bathrooms, 3 cars

Price: \$590,000
Method: Private Sale
Date: 13/09/2016
Rooms: 6
Property Type: House
Land Size: 990 sqm approx



38 Edwardes St BLACK HILL 3350 (REI)

Agent Comments

4 bedrooms, 3 bathrooms, 5 cars

Price: \$580,000
Method: Private Sale
Date: 26/09/2017
Rooms: -
Property Type: House (Res)



30 Foley Cr BLACK HILL 3350 (REI/VG)

Agent Comments

4 bedrooms, 2 bathrooms, 2 cars

Price: \$555,000
Method: Private Sale
Date: 20/07/2017
Rooms: 6
Property Type: House (Res)
Land Size: 736 sqm approx