

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 and
postcode

105 SIM STREET BLACK HILL VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$695,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,500

Property type

House

Suburb

Black Hill

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

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 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

12 LEERAMA COURT BLACK HILL VIC 3350	\$716,000	23-May-23
10 ST MIRREN DRIVE NERRINA VIC 3350	\$690,000	11-Jan-23
830 CHISHOLM STREET BLACK HILL VIC 3350	\$750,000	29-Jun-22

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 18 months.~~

This Statement of Information was prepared on: 19 July 2023



12 LEERAMA COURT BLACK HILL VIC 3350

Sold Price

^{RS}

\$716,000

Sold Date

23-May-23

 4  2  2

Distance

0.3km



10 ST MIRREN DRIVE NERRINA VIC 3350

Sold Price

\$690,000

Sold Date

11-Jan-23

 4  2  3

Distance

1.06km



830 CHISHOLM STREET BLACK HILL VIC 3350

Sold Price

\$750,000

Sold Date

29-Jun-22

 4  2  2

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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