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

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

#### Property offered for sale

Including suburb or locality and postcode

Address 5 Kenvarra Court, Black Hill Vic 3350

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$825,000		&		\$885,000			
Median sale pr	rice							
Median price	\$577,000	Pro	operty Type	Hou	se		Suburb	Black Hill
Period - From	01/04/2023	to	31/03/2024		So	urce	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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	211 Howitt St SOLDIERS HILL 3350	\$880,000	17/10/2023
2	12 Chisholm St SOLDIERS HILL 3350	\$857,000	08/03/2024
3	105 Norman St BALLARAT NORTH 3350	\$835,000	02/02/2023

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:

23/04/2024 21:04









Property Type: House Land Size: 1008 sqm approx Agent Comments Indicative Selling Price \$825,000 - \$885,000 Median House Price Year ending March 2024: \$577,000

# **Comparable Properties**



211 Howitt St SOLDIERS HILL 3350 (REI/VG) Agent Comments



Price: \$880,000 Method: Private Sale Date: 17/10/2023 Rooms: 7 Property Type: House (Res) Land Size: 685 sqm approx



12 Chisholm St SOLDIERS HILL 3350 (REI/VG) Agent Comments



Price: \$857,000 Method: Private Sale Date: 08/03/2024 Property Type: House Land Size: 699 sqm approx



105 Norman St BALLARAT NORTH 3350 (REI/VG)



Price: \$835,000 Method: Private Sale Date: 02/02/2023 Property Type: House (Res) Land Size: 1120 sqm approx

#### Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300





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Agent Comments