## 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 721 Chisholm Street, Black Hill Vic 3350

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$700,000		&		\$750,000				
Median sale price									
Median price	\$577,000	Pro	Property Type Hous		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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	132 Moola St BALLARAT NORTH 3350	\$768,000	21/07/2023
2	7 Doodts Rd BLACK HILL 3350	\$740,000	03/02/2023
3			

OR

**B**<sup>\*</sup> 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.

This Statement of Information was prepared on:

12/06/2024 15:31









Property Type: House Land Size: 599 sqm approx Agent Comments Indicative Selling Price \$700,000 - \$750,000 Median House Price Year ending March 2024: \$577,000

# **Comparable Properties**

132 Moola St BALLARAT NORTH 3350 (REI/VG) 5 2 2 2 Price: \$768,000 Method: Private Sale Date: 21/07/2023 Property Type: House Land Size: 950 sqm approx	Agent Comments
7 Doodts Rd BLACK HILL 3350 (VG) 5 - Control	Agent Comments

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.

#### Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

propertydata



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