

# 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

721 Chisholm Street, Black Hill Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$750,000

### Median sale price

Median price \$577,000 Property Type House Suburb Black Hill

Period - From 01/04/2023 to 31/03/2024 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	132 Moola St BALLARAT NORTH 3350	\$768,000	21/07/2023
2	7 Doodts Rd BLACK HILL 3350	\$740,000	03/02/2023
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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.

This Statement of Information was prepared on: 12/06/2024 15:31



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**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)**

**Agent Comments**

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**Price:** \$768,000  
**Method:** Private Sale  
**Date:** 21/07/2023  
**Property Type:** House  
**Land Size:** 950 sqm approx



**7 Doodts Rd BLACK HILL 3350 (VG)**

**Agent Comments**

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**Price:** \$740,000  
**Method:** Sale  
**Date:** 03/02/2023  
**Property Type:** House (Res)  
**Land Size:** 904 sqm approx

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.

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