

# 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 425 Sherrard 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) (\*Delete single price or range as applicable)

Single price \$\* or range between \$390,000 & \$400,000

### Median sale price

Median price \$480,000 Property type House Suburb Black Hill

Period - From 01/01/19 to 31/12/19 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 The Outlook, Black Hill Vic 3350	\$395,000	05/02/2019
16 Gordon Street, Ballarat East Vic 3350	\$385,000	28/08/2019
24 Club Crescent, Invermay Park Vic 3350	\$410,000	06/11/2019

This Statement of Information was prepared on: 24/01/2020