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<br>Including suburb or locality and postcode | 113 Duggan 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 | $1,685,000 | & | $1,850,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $525,000 | Property type | *House* | Suburb | Black Hill |
| Period - From | 01/12/2020 | to | 30/11/2021 | Source | CoreLogic |

## Comparable property sales

**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 |
|---|---|---|
| 21 Falkirk Road, Nerrina Vic 3350 | $1,710,000 | 21/12/2020 |
| 23 Botanic Drive Ballarat North VIC 3350 | $2,120,000 | 10/06//2021 |
| 1 Boronia Road Nerrina VIC 3350 | $950,000 | 03/02/2021 |

This Statement of Information was prepared on: 14/12/2021