

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 and
postcode

505 NICHOLSON 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

\$649,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,000

Property type

House

Suburb

Black Hill

Period-from

01 Sep 2023

to

31 Aug 2024

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

503 SHERRARD STREET BLACK HILL VIC 3350	\$680,000	08-Aug-24
418 PEEL STREET NORTH BLACK HILL VIC 3350	\$720,000	10-Apr-24
609 DOVETON STREET NORTH SOLDIERS HILL VIC 3350	\$660,000	29-May-24

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: 10 September 2024

McGrath

Narelle Smith

M 0407510177

E NarelleSmith@mcgrath.com.au



503 SHERRARD STREET BLACK HILL VIC 3350

4 2 2

Sold Price

^{RS} **\$680,000** Sold Date **08-Aug-24**

Distance **0.13km**



418 PEEL STREET NORTH BLACK HILL VIC 3350

3 2 2

Sold Price

\$720,000 Sold Date **10-Apr-24**

Distance **0.22km**



609 DOVETON STREET NORTH SOLDIERS HILL VIC 3350

3 1 2

Sold Price

\$660,000 Sold Date **29-May-24**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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