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	7/724 Chisholm Street, Black Hill, Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between $345,000 & $365,000

Median sale price

Median price	$352,500	Property type	*Unit*	Suburb	Black Hill
Period - From	01/12/2023	to	30/11/2024	Source	PropTrack

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
1/136 Moola Street, Ballarat North, VIC 3350	$372,600	01/11/2024
4/320 Humffray St N, Brown Hill, VIC 3350	$347,500	02/04/2024
1/9 Margaret Avenue, Ballarat North, VIC 3350	$360,000	03/10/2024

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: 24/12/2024