

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

2/508 Sherrard Street, Black Hill Vic 3350

Indicative selling price

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

Single price \$320,000

Median sale price

Median price \$352,500

Property Type Unit

Suburb Black Hill

Period - From 12/09/2023

to 11/09/2024

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 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
1	5/509 Drummond St.S REDAN 3350	\$320,000	31/07/2024
2	5/1016 Howitt St WENDOUREE 3355	\$320,000	06/07/2024
3	5/519 Drummond St.S REDAN 3350	\$320,000	11/08/2023

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:

12/09/2024 12:59



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Property Type: Unit
Land Size: 157 sqm approx
Agent Comments

Indicative Selling Price
\$320,000
Median Unit Price
12/09/2023 - 11/09/2024: \$352,500

Comparable Properties



5/509 Drummond St.S REDAN 3350 (REI)

Agent Comments

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Price: \$320,000
Method: Private Sale
Date: 31/07/2024
Property Type: Unit



5/1016 Howitt St WENDOUREE 3355 (REI/VG)

Agent Comments

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Price: \$320,000
Method: Auction Sale
Date: 06/07/2024
Property Type: Unit
Land Size: 257 sqm approx



5/519 Drummond St.S REDAN 3350 (REI/VG)

Agent Comments

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Price: \$320,000
Method: Private Sale
Date: 11/08/2023
Property Type: Unit
Land Size: 198 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300