

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

37 Napier Street, Black Hill Vic 3350

Indicative selling price

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

Range between \$297,000 & \$325,000

Median sale price

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

Period - From 01/10/2018 to 30/09/2019 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	624 Nicholson St BLACK HILL 3350	\$371,000	20/08/2019
2	2 Napier St BLACK HILL 3350	\$362,500	11/04/2019
3	2a Napier St BLACK HILL 3350	\$362,500	11/04/2019

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:

03/12/2019 10:07

37 Napier Street, Black Hill Vic 3350



Property Type: House (Previously Occupied - Detached)

Land Size: 591 sqm approx

Agent Comments

Indicative Selling Price

\$297,000 - \$325,000

Median House Price

Year ending September 2019: \$480,000

Comparable Properties



624 Nicholson St BLACK HILL 3350 (REI)

Agent Comments



Price: \$371,000

Method: Private Sale

Date: 20/08/2019

Rooms: 4

Property Type: House

Land Size: 489 sqm approx



2 Napier St BLACK HILL 3350 (VG)

Agent Comments



Price: \$362,500

Method: Sale

Date: 11/04/2019

Property Type: House (Res)

Land Size: 396 sqm approx



2a Napier St BLACK HILL 3350 (REI)

Agent Comments



Price: \$362,500

Method: Private Sale

Date: 11/04/2019

Property Type: House

Land Size: 836 sqm approx

Account - Wilson Estate Agents | P: 03 5333 4797 | F: 03 5333 4798



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.