

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

103 Doodts Road, Black Hill Vic 3350

Indicative selling price

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

Range between \$385,000 & \$400,000

Median sale price

Median price \$420,000 House X Unit Suburb or locality Black Hill

Period - From 01/01/2018 to 31/12/2018 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 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	5 Margaret Av BALLARAT NORTH 3350	\$412,000	26/02/2019
2	107 Doodts Rd BALLARAT NORTH 3350	\$408,000	18/10/2017
3	127 Walker St BALLARAT NORTH 3350	\$391,000	11/12/2018

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.~~

103 Doodts Road, Black Hill Vic 3350



 4  1  0

Rooms:
Property Type: House
Land Size: 681 sqm approx
Agent Comments

Indicative Selling Price
\$385,000 - \$400,000
Median House Price
Year ending December 2018: \$420,000

Comparable Properties



5 Margaret Av BALLARAT NORTH 3350
(REI/VG)

Agent Comments

 4  2  2

Price: \$412,000
Method: Private Sale
Date: 26/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 686 sqm approx



107 Doodts Rd BALLARAT NORTH 3350
(REI/VG)

Agent Comments

 3  2  2

Price: \$408,000
Method: Private Sale
Date: 18/10/2017
Rooms: -
Property Type: House
Land Size: 720 sqm approx



127 Walker St BALLARAT NORTH 3350 (REI)

Agent Comments

 3  1  2

Price: \$391,000
Method: Private Sale
Date: 11/12/2018
Rooms: 6
Property Type: House (Res)
Land Size: 740 sqm approx