Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	12	0000011 477	Al Of the Estate	Agents Act 1000	
Property offered for sale					
Address Including suburb or locality andpostcode	Including suburb or				
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Single price \$275	,000				
Median sale price*					
Median price	House	Unit	Suburb or locality	Blackwood	
Period - From	to	Source			
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 comparab	ole property		Price	Date of sale	
1					
2					
3					
OR					
	nt or agent's representative re sold within five kilometres o				

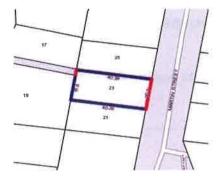
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^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.





Indicative Selling Price \$275,000 No median price available

"This advice does not form part of this Statement of Information * Important advice about the Median sale price: when this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980. "

Comparable Properties

44 Martin St BLACKWOOD 3458 (VG)

Agent Comments

Price: \$285,000 Method: Sale Date: 24/06/2016

Rooms: -

Property Type: House (Res) Land Size: 1238 sqm approx

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.





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