Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa	le	9
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Address
Including suburb and postcode
Golden Point Road Blackwood VIC 3458

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	\$330,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$510,000	Prope	rty type Other		Suburb	Blackwood	
Period-from	01 Sep 2020	to	31 Aug 2021		Source	Corelogic	

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
31 Golden Point Road Blackwood VIC 3458	\$200,000	15-Jun-21
Shaw Street Blackwood VIC 3458	\$187,000	09-Apr-20

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: 14 September 2021





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OFI & AUCTION POLICY

31 Golden Point Road Blackwood VIC 3458

Sold Price

\$200,000 Sold Date 15-Jun-21

Distance

0.57km



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\$187,000 Sold Date 09-Apr-20

Distance

Shaw Street Blackwood VIC 3458

Sold Price

0.96km

RS = Recent sale

UN = Undisclosed Sale

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