

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 and
postcode

26 VIEW CRESCENT 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

\$696,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Blackwood

Period-from

01 Jun 2021

to

31 May 2022

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

36 VIEW CRESCENT BLACKWOOD VIC 3458	\$892,500	19-Nov-21
25 MARTIN STREET BLACKWOOD VIC 3458	\$810,000	31-Jan-22
5 TERRILL STREET BLACKWOOD VIC 3458	\$600,000	09-Feb-21

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: 16 June 2022



36 VIEW CRESCENT BLACKWOOD VIC 3458 Sold Price **\$892,500** Sold Date **19-Nov-21**

3 1 2

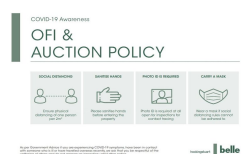
Distance **0.1km**



25 MARTIN STREET BLACKWOOD VIC 3458 Sold Price **\$810,000** Sold Date **31-Jan-22**

3 1 2

Distance **0.57km**



5 TERRILL STREET BLACKWOOD VIC 3458 Sold Price **\$600,000** Sold Date **09-Feb-21**

3 1 2

Distance **0.39km**

RS = Recent sale **UN** = Undisclosed Sale

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