

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

2 Matheson Lane, Blackwood Vic 3458

Indicative selling price

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

Single price

\$360,000

Median sale price*

Median price

\$630,000

House

X

Unit

Suburb or locality

Blackwood

Period - From

16/07/2018

to

16/07/2019

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 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		
2		
3		

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.~~

2 Matheson Lane, Blackwood Vic 3458



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$360,000

Median House Price *
16/07/2018 - 16/07/2019: \$630,000
* Agent calculated median

Comparable Properties

11 Decker St BLACKWOOD 3458 (VG)

Agent Comments



Price: \$376,000
Method: Sale
Date: 17/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 700 sqm approx

1 Byres Rd BLACKWOOD 3458 (VG)

Agent Comments



Price: \$343,000
Method: Sale
Date: 18/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 1128 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.