

## 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

7 Byres Road Blackwood VIC 3458

### Indicative selling price

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

Single Price

or range  
between

\$399,000

&

\$419,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$343,000

Property type

House

Suburb

Blackwood

Period-from

01 Oct 2018

to

30 Sep 2019

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

1000 Greendale-Trentham Road Blackwood VIC 3458	\$375,000	09-Jan-19
4 Bates Road Blackwood VIC 3458	\$418,000	20-Dec-18
12 McLennan Street Blackwood VIC 3458	\$412,000	20-Sep-19

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: 11 October 2019



**1000 Greendale-Trentham Road  
Blackwood VIC 3458**

 2  1  2

Sold Price

**\$375,000**

Sold Date

**09-Jan-19**

Distance

**0.25km**



**4 Bates Road Blackwood VIC 3458**

 2  1  1

Sold Price

**\$418,000**

Sold Date

**20-Dec-18**

Distance

**0.31km**



**12 McLennan Street Blackwood VIC  
3458**

 3  2  4

Sold Price

<sup>RS</sup> **\$412,000**

Sold Date

**20-Sep-19**

Distance

**0.41km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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