

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

149 SIMMONS REEF 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

\$475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$522,500

Property type

House

Suburb

Blackwood

Period-from

01 Dec 2023

to

30 Nov 2024

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

12 HANDLEY STREET BLACKWOOD VIC 3458	\$535,000	07-Feb-24
6 WHALEBONE ROAD BLACKWOOD VIC 3458	\$500,000	13-Dec-23
23 WALL STREET BLACKWOOD VIC 3458	\$510,000	11-Dec-23

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: 04 December 2024



**12 HANDLEY STREET
 BLACKWOOD VIC 3458**

 2  1  2

Sold Price **\$535,000** Sold Date **07-Feb-24**

Distance **1.04km**



**6 WHALEBONE ROAD
 BLACKWOOD VIC 3458**

 1  1  2

Sold Price **\$500,000** Sold Date **13-Dec-23**

Distance **1.54km**



**23 WALL STREET BLACKWOOD
 VIC 3458**

 1  1  2

Sold Price **\$510,000** Sold Date **11-Dec-23**

Distance **1.81km**



**13 BYRES ROAD BLACKWOOD VIC
 3458**

 2  1  3

Sold Price ^{RS} **\$475,000** Sold Date **26-Sep-24**

Distance **1.42km**

RS = Recent sale UN = Undisclosed Sale

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