

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

15 Shaw Street, Blackwood Vic 3458

Indicative selling price

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

Range between \$430,000

&

\$450,000

Median sale price*

Median price

House

Unit

Suburb or locality

Blackwood

Period - From

to

Source

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.

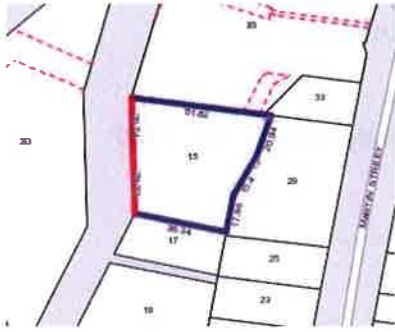
	Address of comparable property	Price	Date of sale
1	14 Wall St BLACKWOOD 3458	\$461,000	09/09/2016
2	194 Golden Point Rd BLACKWOOD 3458	\$440,000	23/07/2017
3	10 Rayner Ct BLACKWOOD 3458	\$410,000	09/02/2017

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.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

15 Shaw Street, Blackwood Vic 3458



Rooms:
Property Type: Land
Land Size: 2500 sqm approx
Agent Comments

Indicative Selling Price
\$430,000 - \$450,000
No median price available

"This advice does not form part of this Statement of Information * Important advice about the Median sale price: when this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980. "

Comparable Properties



14 Wall St BLACKWOOD 3458 (REI/VG)

Agent Comments



Price: \$461,000
Method: Private Sale
Date: 09/09/2016
Rooms: 5
Property Type: House
Land Size: 1645 sqm approx

194 Golden Point Rd BLACKWOOD 3458 (VG)

Agent Comments



Price: \$440,000
Method: Sale
Date: 23/07/2017
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 1821 sqm approx

10 Rayner Ct BLACKWOOD 3458 (VG)

Agent Comments



Price: \$410,000
Method: Sale
Date: 09/02/2017
Rooms: -
Property Type: House (Res)
Land Size: 1955 sqm approx