

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

197 Simmons Reef Road, Blackwood Vic 3458

Indicative selling price

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

Single price \$750,000

Median sale price

Median price \$490,000

Property Type House

Suburb Blackwood

Period - From 28/06/2020

to 27/06/2021

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	16 Cann St BLACKWOOD 3458	\$615,000	11/06/2020
2	26 Tim La BLACKWOOD 3458	\$780,000	03/04/2020
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.~~

This Statement of Information was prepared on:

28/06/2021 13:17



3 1 4

Property Type:
Divorce/Estate/Family Transfers
Land Size: 1853 sqm approx
Agent Comments

Indicative Selling Price
\$750,000
Median House Price
28/06/2020 - 27/06/2021: \$490,000

Comparable Properties



16 Cann St BLACKWOOD 3458 (VG)

Agent Comments

3 - -

Price: \$615,000
Method: Sale
Date: 11/06/2020
Property Type: House (Res)
Land Size: 3986 sqm approx

26 Tim La BLACKWOOD 3458 (VG)

Agent Comments

3 - -

Price: \$780,000
Method: Sale
Date: 03/04/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 1829 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.