# 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

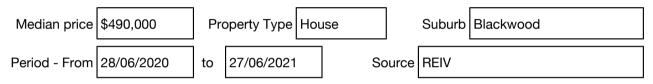
197 Simmons Reef Road, Blackwood Vic 3458

#### Indicative selling price

For the meaning of this		

Single price \$750,000

#### Median sale price



#### 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto 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**<sup>\*</sup> 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









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) |===| 3 🚔 - 🋱 -

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

26 Tim La BLACKWOOD 3458 (VG)

Agent Comments



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.

Account - Belle Property Trentham | P: 03 5424 1866





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.