

# 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

150 Bergs Lane, North Blackwood Vic 3458

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,395,000

### Median sale price\*

Median price \$1,045,000

Property Type House

Suburb North Blackwood

Period - From 10/07/2024

to 10/01/2025

Source Property data

### 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                              |       |              |
| 2                              |       |              |
| 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:

10/01/2025 12:43

150 Bergs Lane, North Blackwood Vic 3458



**Property Type:** Wooded/Bushland Areas (without Conservation Agreement etc)

**Land Size:** 82688 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$2,395,000

**Median House Price \***

10/07/2024 - 10/01/2025: \$1,045,000

\* Agent calculated median

## Comparable Properties

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 - Harkin Estate Agents**



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