

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

46 Martin Street, Blackwood Vic 3458

Indicative selling price

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

Single price

\$749,000

Median sale price

Median price

\$465,000

Property Type

House

Suburb

Blackwood

Period - From

28/01/2020

to

27/01/2021

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 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
1	16 Cann St BLACKWOOD 3458	\$615,000	11/06/2020
2	18 Old Golden Point Rd BLACKWOOD 3458	\$530,000	23/06/2020
3	44 Martin St BLACKWOOD 3458	\$465,000	17/08/2020

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:

28/01/2021 12:40



Property Type: Land
Land Size: 1490 sqm approx
Agent Comments

Indicative Selling Price
\$749,000
Median House Price
28/01/2020 - 27/01/2021: \$465,000

Comparable Properties



16 Cann St BLACKWOOD 3458 (VG)

Agent Comments



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



18 Old Golden Point Rd BLACKWOOD 3458 (REI/VG)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 23/06/2020
Rooms: 4
Property Type: House (Res)
Land Size: 2602 sqm approx

44 Martin St BLACKWOOD 3458 (VG)

Agent Comments



Price: \$465,000
Method: Sale
Date: 17/08/2020
Property Type: House (Res)
Land Size: 1237 sqm approx