

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

4 Bates Road, Blackwood Vic 3458

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$440,000

&

\$465,000

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		
2		
3		

OR

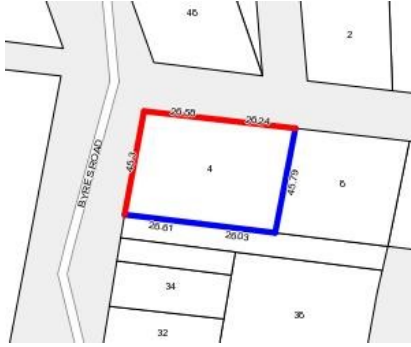
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

* 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.

4 Bates Road, Blackwood Vic 3458

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Indicative Selling Price
\$440,000 - \$465,000
No median price available



Rooms:
Property Type: Land
Land Size: 2400 sqm approx
Agent Comments

Comparable Properties

15 Shaw St BLACKWOOD 3458 (VG)

Agent Comments



Price: \$435,000
Method: Sale
Date: 20/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 2500 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.