## 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 andpostcode

4 Bates Road, Blackwood Vic 3458

#### Indicative selling price

e . . .

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$440,000		&	\$4	465,000				
Median sale pr	ice*								
Median price		Hou	se	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 comparableto 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.

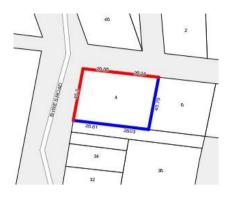
#### Account - Harkin Property | P: 03 5424 1866 | F: 03 5424 1717

propertydata

#### Generated: 09/11/2018 12:36

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.

### 4 Bates Road, Blackwood Vic 3458





Rooms: Property Type: Land Land Size: 2400 sqm approx Agent Comments Frances Harkin 03 5424-1866 0425 766 799 frances@harkinproperty.com.au

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

# **Comparable Properties**



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

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 Property | P: 03 5424 1866 | F: 03 5424 1717

#### Generated: 09/11/2018 12:36

REIV 🗧 propertydata

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.