

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

19 Byres Road, Blackwood Vic 3458

Indicative selling price

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

Single price \$640,000

Median sale price

Median price \$535,000

Property Type House

Suburb Blackwood

Period - From 01/11/2023

to 31/10/2024

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	4 Matheson La BLACKWOOD 3458	\$600,000	26/08/2024
2	21 Thurgoods La.S BARRYS REEF 3458	\$770,000	26/02/2024
3	3 Victoria St BLACKWOOD 3458	\$615,000	07/12/2023

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:

01/11/2024 16:37

19 Byres Road, Blackwood Vic 3458



 3  2  5

Property Type: House
Land Size: 1100 sqm approx
Agent Comments

Indicative Selling Price
\$640,000

Median House Price
01/11/2023 - 31/10/2024: \$535,000

Comparable Properties



4 Matheson La BLACKWOOD 3458 (REI)

Agent Comments

 3  2  -

Price: \$600,000
Method: Private Sale
Date: 26/08/2024
Property Type: House
Land Size: 3788 sqm approx



21 Thurgoods La.S BARRYS REEF 3458 (REI)

Agent Comments

 4  2  7

Price: \$770,000
Method: Private Sale
Date: 26/02/2024
Property Type: House
Land Size: 10117.15 sqm approx



3 Victoria St BLACKWOOD 3458 (VG)

Agent Comments

 3  -  -

Price: \$615,000
Method: Sale
Date: 07/12/2023
Property Type: House (Res)
Land Size: 1922 sqm approx

Account - Harkin Estate Agents



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