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	For	the	meaning	of this	price see	consumer.	vic.gov.	au/under	quoting	
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Single price \$640,000

Median sale price

Median price	\$535,000	Pro	perty Type Hou	ise		Suburb	Blackwood
Period - From	01/11/2023	to	31/10/2024	Sou	urce	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.

Add	dress 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

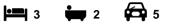
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

01/11/2024 16:37







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)



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



21 Thurgoods La.S BARRYS REEF 3458 (REI) Agent Comments



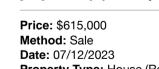
Price: \$770,000 Method: Private Sale Date: 26/02/2024 Property Type: House Land Size: 10117.15 sqm approx

3 Victoria St BLACKWOOD 3458 (VG)



Ag

Agent Comments



Date: 07/12/2023 Property Type: House (Res) Land Size: 1922 sqm approx

Account - Harkin Estate Agents



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