

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 and
postcode

Golden Point Road Blackwood VIC 3458

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Other

Suburb

Blackwood

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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

31 Golden Point Road Blackwood VIC 3458	\$200,000	15-Jun-21
Shaw Street Blackwood VIC 3458	\$187,000	09-Apr-20

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: 14 September 2021

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COVID-19 Awareness
OFI & AUCTION POLICY

COVID-19 Awareness

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John Kontek Real Estate Ballan is a member of the Real Estate Institute of Victoria (REIV) and is committed to the highest standards of professional conduct and ethics. For more information on our COVID-19 awareness and OFI & Auction Policy, please visit our website at www.johnkontekballan.com.au

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31 Golden Point Road Blackwood VIC 3458

Sold Price **\$200,000** Sold Date **15-Jun-21**

- -

Distance **0.57km**



Shaw Street Blackwood VIC 3458

Sold Price **\$187,000** Sold Date **09-Apr-20**

- -

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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