

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

36 View Crescent, Blackwood Vic 3458

Indicative selling price

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

Single price

\$915,000

Median sale price

Median price

\$575,000

Property Type

House

Suburb

Blackwood

Period - From

14/10/2020

to

13/10/2021

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	46 Martin St BLACKWOOD 3458	\$760,000	20/03/2021
2	3 Rayner Ct BLACKWOOD 3458	\$722,000	15/04/2021
3	5 Terrill St BLACKWOOD 3458	\$600,000	09/02/2021

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:

14/10/2021 18:38



Property Type: House (Res)
Land Size: 2633 sqm approx
Agent Comments

Indicative Selling Price

\$915,000

Median House Price

14/10/2020 - 13/10/2021: \$575,000

Comparable Properties

46 Martin St BLACKWOOD 3458 (VG)

Agent Comments



Price: \$760,000
Method: Sale
Date: 20/03/2021
Property Type: House (Res)
Land Size: 1490 sqm approx



3 Rayner Ct BLACKWOOD 3458 (VG)

Agent Comments



Price: \$722,000
Method: Sale
Date: 15/04/2021
Property Type: House (Res)
Land Size: 1700 sqm approx

5 Terrill St BLACKWOOD 3458 (VG)

Agent Comments



Price: \$600,000
Method: Sale
Date: 09/02/2021
Property Type: House (Res)
Land Size: 355 sqm approx

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