

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

11 Simmons Reef 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

\$899,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

House

Suburb

Blackwood

Period-from

01 Nov 2020

to

31 Oct 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

5 Terrill Street Blackwood VIC 3458	\$600,000	09-Feb-21
46 Martin Street Blackwood VIC 3458	\$760,000	20-Mar-21
197 Simmons Reef Road Blackwood VIC 3458	\$720,000	26-Aug-21

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.~~

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COVID-19 Awareness OFI & AUCTION POLICY  Real Estate Victoria (REVR) has developed a COVID-19 awareness policy for all real estate professionals and consumers. This policy is designed to ensure the safety of all parties involved in a real estate transaction. The policy includes guidelines for social distancing, the role of the auctioneer, and the role of the caretaker. For more information, please visit the REVR website.	5 Terrill Street Blackwood VIC 3458	Sold Price	\$600,000	Sold Date	09-Feb-21
	 3  1  2			Distance	0.21km
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	 3  2  3			Distance	0.59km
	197 Simmons Reef Road Blackwood VIC 3458	Sold Price	\$720,000	Sold Date	26-Aug-21
	 3  1  4			Distance	1.15km

RS = Recent sale UN = Undisclosed Sale

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