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

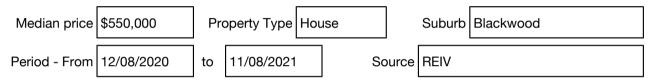
10 Bates Road, Blackwood Vic 3458

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	For the	e meaning	of this	price s	see consumer.	vic.gov.	.au/undei	rquoting
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Single price \$525,000

Median sale price



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.

Ado	dress of comparable property	Price	Date of sale
1	13 Decker St BLACKWOOD 3458	\$490,000	30/05/2021
2	44 Martin St BLACKWOOD 3458	\$465,000	17/08/2020
3	17 Bates Rd BLACKWOOD 3458	\$355,000	13/05/2020

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:

12/08/2021 10:21









Property Type: House (Res) Land Size: 1500 sqm approx Agent Comments Indicative Selling Price \$525,000 Median House Price 12/08/2020 - 11/08/2021: \$550,000

Comparable Properties



13 Decker St BLACKWOOD 3458 (REI/VG)



Price: \$490,000 Method: Private Sale Date: 30/05/2021 Property Type: House Land Size: 869 sqm approx

Agent Comments

44 Martin St BLACKWOOD 3458 (VG)

Agent Comments

Agent Comments



Price: \$465,000 Method: Sale Date: 17/08/2020 Property Type: House (Res) Land Size: 1237 sqm approx



17 Bates Rd BLACKWOOD 3458 (VG)



Price: \$355,000 Method: Sale Date: 13/05/2020 Property Type: House (Res) Land Size: 1543 sqm approx

Account - Belle Property Trentham | P: 03 5424 1866



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