

# 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](http://consumer.vic.gov.au/underquoting)

Single price

\$525,000

### Median sale price

Median price

\$550,000

Property Type

House

Suburb

Blackwood

Period - From

12/08/2020

to

11/08/2021

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	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)**

**Agent Comments**



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

**44 Martin St BLACKWOOD 3458 (VG)**

**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)**

**Agent Comments**



**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**