Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 32 Whalebone Road, Blackwood Vic 3458

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$795,000		&		\$874,500				
Median sale p	rice								
Median price	\$492,500	Pro	operty Type	Hou	se		Suburb	Blackwood	
Period - From	21/03/2024	to	20/03/2025		So	urce	Property	y Data	

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.

Add	dress of comparable property	Price	Date of sale
1	19 Byres Rd BLACKWOOD 3458	\$627,000	20/01/2025
2	21 Thurgoods La.S BARRYS REEF 3458	\$770,000	26/02/2024
3	3 Victoria St BLACKWOOD 3458	\$615,000	24/01/2024

OR

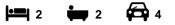
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

21/03/2025 14:46







Rooms: 5 Property Type: House Land Size: 1333 sqm approx Agent Comments

Indicative Selling Price \$795,000 - \$874,500 **Median House Price** 21/03/2024 - 20/03/2025: \$492,500

Comparable Properties



19 Byres Rd BLACKWOOD 3458 (REI)



Price: \$627,000 Method: Private Sale Date: 20/01/2025 Property Type: House Land Size: 1100 sqm approx





21 Thurgoods La.S BARRYS REEF 3458 (REI)

Agent Comments



Price: \$770,000 Method: Private Sale Date: 26/02/2024 Property Type: House Land Size: 10117.15 sqm approx



3 Victoria St BLACKWOOD 3458 (REI) **6** 2 1

Agent Comments



Price: \$615,000 Method: Private Sale Date: 24/01/2024 Property Type: House Land Size: 1839 sqm approx

Account - Harkin Estate Agents



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