

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

13 Golden Point Road, Blackwood Vic 3458

Indicative selling price

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

Range between \$895,000 & \$984,500

Median sale price*

Median price Property Type Suburb Blackwood

Period - From to Source

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	18 Cann St BLACKWOOD 3458	\$1,100,000	20/12/2022
2	6 Cann St BLACKWOOD 3458	\$900,000	01/02/2023
3	3 Richards Rd BLACKWOOD 3458	\$900,000	15/03/2023

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: 05/06/2024 15:28

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

13 Golden Point Road, Blackwood Vic 3458



 4  2  1

Rooms: 6
Property Type: House
Land Size: 1333 sqm approx
Agent Comments

Indicative Selling Price
\$895,000 - \$984,500
No median price available

Comparable Properties



18 Cann St BLACKWOOD 3458 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,100,000
Method: Private Sale
Date: 20/12/2022
Property Type: House
Land Size: 3843 sqm approx



6 Cann St BLACKWOOD 3458 (REI/VG)

Agent Comments

 3  1  6

Price: \$900,000
Method: Private Sale
Date: 01/02/2023
Property Type: House
Land Size: 4046.86 sqm approx



3 Richards Rd BLACKWOOD 3458 (REI/VG)

Agent Comments

 4  2  2

Price: \$900,000
Method: Private Sale
Date: 15/03/2023
Property Type: House
Land Size: 1341 sqm approx

Account - Harkin Estate Agents



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