Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

		Occilon 47 Ai Oi	the Estate Ag	joins Act 1500	
Property offered for sale					
Address Including suburb or locality and postcode	Including suburb or				
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Range between \$495,000	Range between \$495,000 & \$544,500				
Median sale price*					
Median price	Property Type	Subi	urb 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 12 Handley St BLACKWOOD 3458			\$535,000	21/02/2024	
2 33 Wall St BLACKWOOD 3458			\$500,000	02/05/2023	
3 17 Wall St BLACKWOOD 3458			\$466,000	21/09/2023	
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 15:08)24 15:08	
* When this Statement of Information was prepared, publicly available information providing median sale					



^{*} 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.









Property Type: House (Res) Land Size: 1056 sqm approx

Agent Comments

Indicative Selling Price \$495,000 - \$544,500 No median price available

Comparable Properties



12 Handley St BLACKWOOD 3458 (REI/VG)

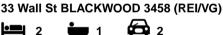






Price: \$535,000 Method: Private Sale Date: 21/02/2024 Property Type: House Land Size: 813 sqm approx

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Price: \$500,000 Method: Private Sale Date: 02/05/2023 Property Type: House Land Size: 1618 sqm approx

17 Wall St BLACKWOOD 3458 (VG)







Price: \$466,000 Method: Sale Date: 21/09/2023

Property Type: House (Res) Land Size: 1010 sqm approx Agent Comments

Agent Comments

Agent Comments

Account - Harkin Estate Agents



