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 and postcode	56 GOLDEN POINT ROAD BLACKWOOD VIC 3458

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$449,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	Property type	House	Suburb	Blackwood
Period-from	01 Mar 2022	to	28 Feb 2023	Source	Corelogic

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
1063 GREENDALE-TRENTHAM ROAD BLACKWOOD VIC 3458	$510,000	10-Oct-22
1291 GREENDALE-TRENTHAM ROAD BARRYS REEF VIC 3458	$507,000	08-Mar-22
13 DECKER STREET BLACKWOOD VIC 3458	$490,000	30-May-21

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: 11 March 2023

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1063 GREENDALE-TRENTHAM ROAD BLACKWOOD VIC 3458

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Sold Price **$510,000** Sold Date **10-Oct-22**

Distance **0.62km**



1291 GREENDALE-TRENTHAM ROAD BARRYS REEF VIC 3458

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Sold Price **$507,000** Sold Date **08-Mar-22**

Distance **2.34km**



13 DECKER STREET BLACKWOOD VIC 3458

2 1 4

Sold Price **$490,000** Sold Date **30-May-21**

Distance **0.8km**

RS = Recent sale **UN** = Undisclosed Sale

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