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	34 Thompsons Road, Blackwood Vic 3458

Indicative selling price

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

Single price $285,000

Median sale price

Median price $200,000 Property Type Vacant land Suburb Blackwood

Period - From 15/09/2020 to 14/09/2021 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	34 Bates Rd BLACKWOOD 3458	$230,000	18/06/2021
2	1026 Greendale Trentham Rd BLACKWOOD 3458	$202,500	20/06/2021
3	31 Golden Point Rd BLACKWOOD 3458	$200,000	15/06/2021

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: 15/09/2021 14:57

34 Thompsons Road, Blackwood Vic 3458



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Property Type: Land
Land Size: 1657 sqm approx

Agent Comments

Indicative Selling Price
$285,000
Median Land Price
15/09/2020 - 14/09/2021: $200,000

Comparable Properties



34 Bates Rd BLACKWOOD 3458 (VG)

- - -

Price: $230,000
Method: Sale
Date: 18/06/2021
Property Type: Land
Land Size: 1972 sqm approx

Agent Comments

1026 Greendale Trentham Rd BLACKWOOD 3458 (VG)

- - -

Price: $202,500
Method: Sale
Date: 20/06/2021
Property Type: Land
Land Size: 1067 sqm approx

Agent Comments



31 Golden Point Rd BLACKWOOD 3458 (VG)

- - -

Price: $200,000
Method: Sale
Date: 15/06/2021
Property Type: Land
Land Size: 1210 sqm approx

Agent Comments

Account - Belle Property Trentham | P: 03 5424 1866

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