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	10 Bates Road, Blackwood Vic 3458

Indicative selling price

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

Single price $525,000

Median sale price

Median price $550,000 Property Type House Suburb Blackwood

Period - From 12/08/2020 to 11/08/2021 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	13 Decker St BLACKWOOD 3458	$490,000	30/05/2021
2	44 Martin St BLACKWOOD 3458	$465,000	17/08/2020
3	17 Bates Rd BLACKWOOD 3458	$355,000	13/05/2020

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: 12/08/2021 10:21

10 Bates Road, Blackwood Vic 3458



2 1

Property Type: House (Res)
Land Size: 1500 sqm approx

Agent Comments

Indicative Selling Price
$525,000
Median House Price
12/08/2020 - 11/08/2021: $550,000

Comparable Properties



13 Decker St BLACKWOOD 3458 (REI/VG)

2 1 4

Price: $490,000
Method: Private Sale
Date: 30/05/2021
Property Type: House
Land Size: 869 sqm approx

Agent Comments

44 Martin St BLACKWOOD 3458 (VG)

3 - -

Price: $465,000
Method: Sale
Date: 17/08/2020
Property Type: House (Res)
Land Size: 1237 sqm approx

Agent Comments



17 Bates Rd BLACKWOOD 3458 (VG)

2 - -

Price: $355,000
Method: Sale
Date: 13/05/2020
Property Type: House (Res)
Land Size: 1543 sqm approx

Agent Comments

Account - Belle Property Trentham | P: 03 5424 1866

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