

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

430 Millers Road, Blowhard Vic 3352

Indicative selling price

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

Range between

\$650,000

&

\$690,000

Median sale price*

Median price

Property Type

Suburb

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	846 Gillies Rd BALD HILLS 3364	\$855,000	12/11/2020
2	350 Grills Rd BLOWHARD 3352	\$850,000	22/10/2020
3	4 Schwarz Rd BALD HILLS 3364	\$600,000	20/07/2020

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:

26/05/2021 11:57

* 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.



3 1 6

Rooms: 6/3

Property Type: HOUSE

Land Size: 20020 sqm approx

Agent Comments

Lifestyle 5 acre allotment with 3 bedroom, 2 living room brick veneer and abundant shedding

Indicative Selling Price
\$650,000 - \$690,000
No median price available

Comparable Properties



846 Gillies Rd BALD HILLS 3364 (REI/VG)

Agent Comments

4 1 4

Price: \$855,000

Method: Private Sale

Date: 12/11/2020

Property Type: Lifestyle Property (Rur)

Land Size: 38600 sqm approx

350 Grills Rd BLOWHARD 3352 (VG)

Agent Comments

4 - -

Price: \$850,000

Method: Sale

Date: 22/10/2020

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 125400 sqm approx

4 Schwarz Rd BALD HILLS 3364 (VG)

Agent Comments

3 - -

Price: \$600,000

Method: Sale

Date: 20/07/2020

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 9017 sqm approx