

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 7 Nosilla Street Smythes Creek VIC 3351

Indicative selling price

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

Single price \$* or range between \$625,000 & \$645,000

Median sale price

Median price \$673,500 Property type House Suburb Smythes Creek

Period - From 01.02.2022 to 31.01.2023 Source Corelogic

Comparable property sales

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
17 Brahman Drive Delacombe VIC 3356	\$665,000	07.07.2022
9 Duchess Drive Winter Valley VIC 3358	\$620,000	21.10.2022
247 Whitelaw Avenue Delacombe VIC 3356	\$645,000	21.06.2022

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: 27.04.2023