

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

Lot 936 Patroit Crescent, Smythes Creek Vic 3352

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 \$240,000 & \$250,000

Median sale price

Median price \$169,000 Property type Land Suburb Smythes Creek

Period - From 01/05/2020 to 30/04/2021 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
3 Sydney Way, Alfredton Vic 3350	\$262,000	22/10/2020
58 Lugano Avenue, Alfredton Vic 3350	\$259,000	04/12/2020
78 Tait Street, Bonshaw Vic 3352	\$250,000	16/02/2021

This Statement of Information was prepared on: 21/05/2021