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 and postcode

44 PATRIOT CRESCENT 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	Single Price		or range between		\$535,000	&	\$555,000				
Median sale price (*Delete house or unit as applicable)											
Median Price	\$562,500	Prop	erty type	House		Suburb	Smythes Creek				
Period-from	01 Aug 2023	to	31 Jul 20)24	Source		Corelogic				

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	
47 PATRIOT CRESCENT SMYTHES CREEK VIC 3351	\$500,000	28-May-24	
51 PATRIOT CRESCENT SMYTHES CREEK VIC 3351	\$530,000	26-Sep-23	
5 CADILLAC WAY SMYTHES CREEK VIC 3351	\$500,000	19-Jul-24	

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 August 2024



consumer.vic.gov.au

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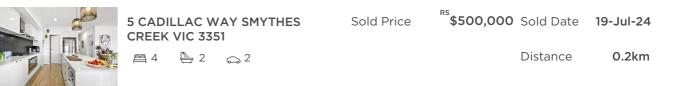
 47 PATRIOT CRESCENT SMYTHES
 Sold Price
 \$500,000
 Sold Date
 28-May-24

 □
 4
 □
 2
 □
 2
 Distance
 0.05km

 51 PATRIOT CRESCENT SMYTHES
 Sold Price
 \$530,000
 Sold Date
 26-Sep-23



N.	51 PATRIOT CRESCENT SMYTHES CREEK VIC 3351		Sold Price	\$530,000	Sold Date	26-Sep-23	
	酉 4	2	⇔ 2			Distance	0.07km



RS = Recent sale UN = Undisclosed Sale

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