

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

177 BACK BEACH ROAD SMITHS BEACH VIC 3922

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

\$799,000

&

\$829,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,053,500

Property type

House

Suburb

Smiths Beach

Period-from

01 May 2022

to

30 Apr 2023

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

12 DOLPHIN DRIVE SMITHS BEACH VIC 3922	\$900,000	09-Feb-23
11 SUNSET DRIVE SUNSET STRIP VIC 3922	\$849,000	23-Jan-23
175 BACK BEACH ROAD SMITHS BEACH VIC 3922	\$910,000	27-Jul-22

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 May 2023



12 DOLPHIN DRIVE SMITHS BEACH VIC 3922

Sold Price

\$900,000

Sold Date

09-Feb-23


3



2



2

Distance

0.56km


11 SUNSET DRIVE SUNSET STRIP VIC 3922

Sold Price

\$849,000

Sold Date

23-Jan-23


4



2



1

Distance

1.23km


175 BACK BEACH ROAD SMITHS BEACH VIC 3922

Sold Price

\$910,000

Sold Date

27-Jul-22


4



2



2

Distance

0.02km

RS = Recent sale

UN = Undisclosed Sale

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