

## 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

32 INVICTA DRIVE SMYTHES CREEK VIC 3351

### Indicative selling price

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

Single Price

or range  
between

\$189,000

&

\$205,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Smythes Creek

Period-from

01 Mar 2024

to

28 Feb 2025

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

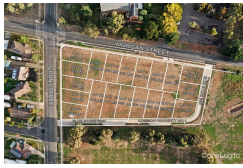
Date of sale

200 GRANT STREET SEBASTOPOL VIC 3356	\$205,000	06-Nov-24
20 ERSKINE ROAD WINTER VALLEY VIC 3358	\$200,000	29-May-24
7 VOLT STREET WINTER VALLEY VIC 3358	\$200,000	20-Oct-23

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: 04 March 2025



## 200 GRANT STREET SEBASTOPOL VIC 3356

Sold Price

<sup>RS</sup>

**\$205,000**

Sold Date **06-Nov-24**

- - -

Distance **2.97km**



## 20 ERSKINE ROAD WINTER VALLEY VIC 3358

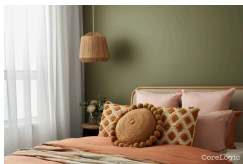
Sold Price

**\$200,000**

Sold Date **29-May-24**

3 2 2

Distance **3.08km**



## 7 VOLT STREET WINTER VALLEY VIC 3358

Sold Price

Sold Date **20-Oct-23**

4 2 2

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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