

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

373 Glenelg Highway 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

\$149,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$146,500

Property type

Land

Suburb

Smythes Creek

Period-from

01 Jul 2019

to

30 Jun 2020

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

21 Auburn Drive Smythes Creek VIC 3351	\$140,000	27-Nov-19
379 Glenelg Highway Smythes Creek VIC 3351	\$155,000	13-Feb-20
26 Auburn Drive Smythes Creek VIC 3351	\$145,000	09-Apr-19

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: 24 July 2020

McGrath

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21 Auburn Drive Smythes Creek VIC 3351

Sold Price **\$140,000** Sold Date **27-Nov-19**

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Distance **0.05km**



379 Glenelg Highway Smythes Creek VIC 3351

Sold Price **\$155,000** Sold Date **13-Feb-20**

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Distance **0.05km**



26 Auburn Drive Smythes Creek VIC 3351

Sold Price **\$145,000** Sold Date **09-Apr-19**

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Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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