



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 23 Lynch Street, SMYTHESDALE 3351

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

## Range \$375,000 - \$395,000

### Median sale price

Median **House** for **SMYTHESDALE** for period **Jan 2018 - Jan 2019**

Sourced from **Price Finder**.

## \$265,000

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**35 Brown Road,**  
Smythesdale

**Price \$340,000** Sold 16 June  
2017

**18 Pascoe Street,**  
Smythesdale

**Price \$340,000** Sold 31 July  
2018

**10 Pascoe Street,**  
Smythesdale

**Price \$355,000** Sold 02  
August 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Price Finder.

House



4 beds



2 baths



2 parking

### PRDnationwide Ballarat

51 Lydiard Street South,  
BALLARAT VIC 3350

### Contact agents



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PRDnationwide

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