

## 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

412 SMYTHESDALE-SNAKE VALLEY ROAD HILLCREST 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

\$669,000

&

\$699,000

### Median sale price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

### 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

314 SCARSDALE-PITFIELD ROAD NEWTOWN VIC 3351	\$700,000	01-Nov-24
19 OLEARY COURT SMYTHES CREEK VIC 3351	\$705,000	10-Jan-25
26 VERMONT ROAD SMYTHESDALE VIC 3351	\$719,000	26-Nov-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: 10 February 2025



**314 SCARSDALE-PITFIELD ROAD  
NEWTOWN VIC 3351**

3 2 -

Sold Price

<sup>RS</sup> **\$700,000**

Sold Date **01-Nov-24**

Distance **9.19km**



**19 OLEARY COURT SMYTHES  
CREEK VIC 3351**

3 1 5

Sold Price

<sup>RS</sup> **\$705,000**

Sold Date **10-Jan-25**

Distance **9.6km**



**26 VERMONT ROAD  
SMYTHESDALE VIC 3351**

4 1 2

Sold Price

<sup>RS</sup> **\$719,000**

Sold Date **26-Nov-24**

Distance **4.49km**

RS = Recent sale

UN = Undisclosed Sale

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