

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 or
locality and postcode

10 Invicta Drive, Smythes Creek 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 \$* or range between \$255,000 & \$265,000

Median sale price

Median price

\$169,000

Property type

Land

Suburb

Smythes Creek

Period - From

01/03/2020

to

28/02/2021

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

57 Valiant Road, Smythes Creek 3351	\$270,000	11/02/2021
3 Sydney Way, Alfredton 3350	\$262,000	22/10/2020
78 Tait Street, Bonshaw 3352	\$250,000	15/03/2021

This Statement of Information was prepared on: 13/05/2021