

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

13 Griffin Way Smythesdale 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 or range between \$880,000 & \$920,000

Median sale price

Median price \$535,000 Property type House Suburb Smythesdale

Period - From 01-01-2021 to 31-12-2021 Source Corelogic

Comparable property sales

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
40 Louise Court Haddon VIC 3351	\$855,000	17-12-2021
157 Vermont Road Smythesdale VIC 3351	\$865,000	07-01-2022
16 Grams Road Smythesdale VIC 3351	\$860,000	07-04-2021

This Statement of Information was prepared on: 04-02-2022