



Statement of Information

Sections 47AF of the Estate Agents Act 1980

40 Kennedys Road,
SMYTHES CREEK 3351

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$545,000 - \$555,000

Median sale price

Median **House** for **SMYTHES CREEK** for period **Dec 2018 - Dec 2018**

Sourced from **Price Finder**.

\$525,000

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.

185 Hendersons Road,
Smythes Creek 3351

Price \$535,000 Sold 24
August 2018

36 Jollys Hill Road,
Smythes Creek 3351

Price \$506,000 Sold 27 April
2018

80 Page Road,
Smythes Creek 3351

Price \$570,000 Sold 19
October 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



3 beds



2 baths



2 parking

PRDnationwide Ballarat

51 Lydiard Street South,
BALLARAT VIC 3350

Contact agents



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