

Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address: 169 Kirks Road Smythes Creek

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$369,000 & \$379,000

Median sale price

Median price: \$544,750 House Suburb: Smythes Creek
Period - From: 01/07/2017 to 30/06/2018 Source: PDOL

Comparable property sales

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

**196 Waddell Rd
SMYTHES CREEK**

Picture yourself on 7.42 Acres (3.005 HA) living a country lifestyle only minutes from town. Nestled amongst well

Sold by Private Sale \$352,000
Date Sold 04/04/2018
Land 28,328 SqM

**ca 23 and 24 School La
CAMBRIAN HILL**

Set on approximately 28.97 Acres (11.72Ha) is this gorgeous lifestyle allotment ready for you to build your dream home

Sold by Private Sale \$360,000
Date Sold 22/05/2018
Land 117,241 SqM

**109 Hendersons Rd
SMYTHES CREEK**

Located in the sought-after precinct of Smythes Creek is this rare opportunity to purchase a 5-acre land holding ready and

Sold by Private Sale \$385,000
Date Sold 20/09/2018
Land 20,235 SqM