## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 26 Kirks Road, Smythes Creek Vic 3351

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$815,000	Pro	operty Type	Hou	se		Suburb	Smythes Creek
Period - From	01/10/2020	to	30/09/2021		So	urce	REIV	

#### 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.

Ade	dress of comparable property	Price	Date of sale
1	439 Glenelg Hwy SMYTHES CREEK 3351	\$1,350,000	11/03/2021
2	149 Bells Rd SMYTHES CREEK 3351	\$1,342,300	27/01/2021
3	41 Anne Ct SMYTHES CREEK 3351	\$1,125,000	23/03/2021

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:

17/11/2021 15:20









Rooms: 2 Property Type: House Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price Year ending September 2021: \$815,000

# **Comparable Properties**

439 Glenelg Hwy SMYTHES CREEK 3351 (VG) Agent Comments



Price: \$1,350,000 Method: Sale Date: 11/03/2021 Property Type: Hobby Farm < 20 ha (Rur) Land Size: 20200 sqm approx



149 Bells Rd SMYTHES CREEK 3351 (REI/VG) Agent Comments



Price: \$1,342,300 Method: Private Sale Date: 27/01/2021 Property Type: House (Res) Land Size: 57000 sqm approx



41 Anne Ct SMYTHES CREEK 3351 (REI/VG) Agent Comments



**Price:** \$1,125,000 **Method:** Private Sale

Method: Private Sale Date: 23/03/2021 Property Type: House (Res) Land Size: 29000 sqm approx

#### Account - Buxton Ballarat | P: 03 5331 4544



propertydata

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