

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

26 Kirks Road, Smythes Creek Vic 3351

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$815,000

Property Type House

Suburb Smythes Creek

Period - From 01/10/2020

to

30/09/2021

Source 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.

	Address 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



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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**

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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**

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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**

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Price: \$1,125,000
Method: Private Sale
Date: 23/03/2021
Property Type: House (Res)
Land Size: 29000 sqm approx