

### Statement of Information

## Single residential property located outside the Melbourne metropolitan area

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

Address Including suburb or	499 Glenelg Highway, Smythes Creek Vic 3351
locality andpostcode	

#### Indicative selling price

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

Range between \$500,000 &	\$550,000
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#### Median sale price

Median price	\$505,000	Hou	se X	Unit		Suburb or locality	Smythes Creek
Period - From	01/10/2016	to	30/09/2017		Source	REIV	

### Comparable property sales (\*Delete A or B below as applicable)

Α\* 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.

#### Address of comparable property **Price** Date of sale \$560,000 26/05/2017 1 Kingston Ct SMYTHES CREEK 3351 2 \$505,000 07/12/2016 128 Hayes Dr SMYTHES CREEK 3351

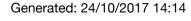
#### OR

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**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 eighteen months.







07/06/2016





173 Hayes Dr SMYTHES CREEK 3351

\$480,000







Indicative Selling Price \$500,000 - \$550,000 Median House Price Year ending September 2017: \$505,000

# Comparable Properties



1 Kingston Ct SMYTHES CREEK 3351 (VG)

Price: \$560,000 Method: Sale Date: 26/05/2017

Rooms: -

**Property Type:** Hobby Farm < 20 ha (Rur)

Land Size: 40000 sqm approx



128 Hayes Dr SMYTHES CREEK 3351 (REI/VG) Agent Comments

**1** 3 **1** 2 **1** 2

Price: \$505,000 Method: Private Sale Date: 07/12/2016 Rooms: 4

Property Type: House (Res) Land Size: 40468 sqm approx



173 Hayes Dr SMYTHES CREEK 3351 (REI/VG) Agent Comments

3 🙀 2

Price: \$480,000 Method: Private Sale Date: 07/06/2016 Rooms: 4

Property Type: House Land Size: 40470 sqm approx

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501





Generated: 24/10/2017 14:14

**Agent Comments**