

## 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

499 Glenelg Highway, Smythes Creek Vic 3351

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$550,000

#### Median sale price

Median price \$505,000 House 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)

**A\*** 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
1	1 Kingston Ct SMYTHES CREEK 3351	\$560,000	26/05/2017
2	128 Hayes Dr SMYTHES CREEK 3351	\$505,000	07/12/2016
3	173 Hayes Dr SMYTHES CREEK 3351	\$480,000	07/06/2016

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 eighteen months.~~



**Rooms:**  
**Property Type:**  
**Agent Comments**

**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)**

**Agent Comments**



**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**



**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**



**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 07/06/2016  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 40470 sqm approx