

## 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 and  
postcode

LOT 101, 88 CHERRY FLAT ROAD, SMYTHES CREEK VIC 3351

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$254,020

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$315,000

Property type

Land

Suburb

Smythes Creek

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

### 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

22 PATRIOT CRESCENT SMYTHES CREEK VIC 3351	\$340,000	31-May-23
31 BEARTOOTH DRIVE WINTER VALLEY VIC 3358	\$240,000	26-May-23
19 VIVID STREET WINTER VALLEY VIC 3358	\$313,000	28-May-23

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: 25 September 2023



**22 PATRIOT CRESCENT SMYTHES CREEK VIC 3351**

 - 
 - 
 -

Sold Price

**\$340,000**

Sold Date

**31-May-23**

Distance

**0.38km**



**31 BEARTOOTH DRIVE WINTER VALLEY VIC 3358**

 - 
 - 
 -

Sold Price

**\$240,000**

Sold Date

**26-May-23**

Distance

**0.67km**



**19 VIVID STREET WINTER VALLEY VIC 3358**

 - 
 - 
 -

Sold Price

**\$313,000**

Sold Date

**28-May-23**

Distance

**0.72km**



**1 VALDES AVENUE WINTER VALLEY VIC 3358**

 - 
 - 
 -

Sold Price

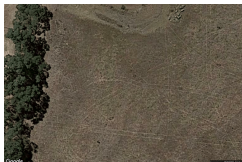
**\$287,000**

Sold Date

**26-Apr-23**

Distance

**1km**



**LOT 1471 ASPEN STREET WINTER VALLEY VIC 3358**

 - 
 - 
 -

Sold Price

**\$259,000**

Sold Date

**14-Jun-23**

Distance

**1.1km**

RS = Recent sale

UN = Undisclosed Sale

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